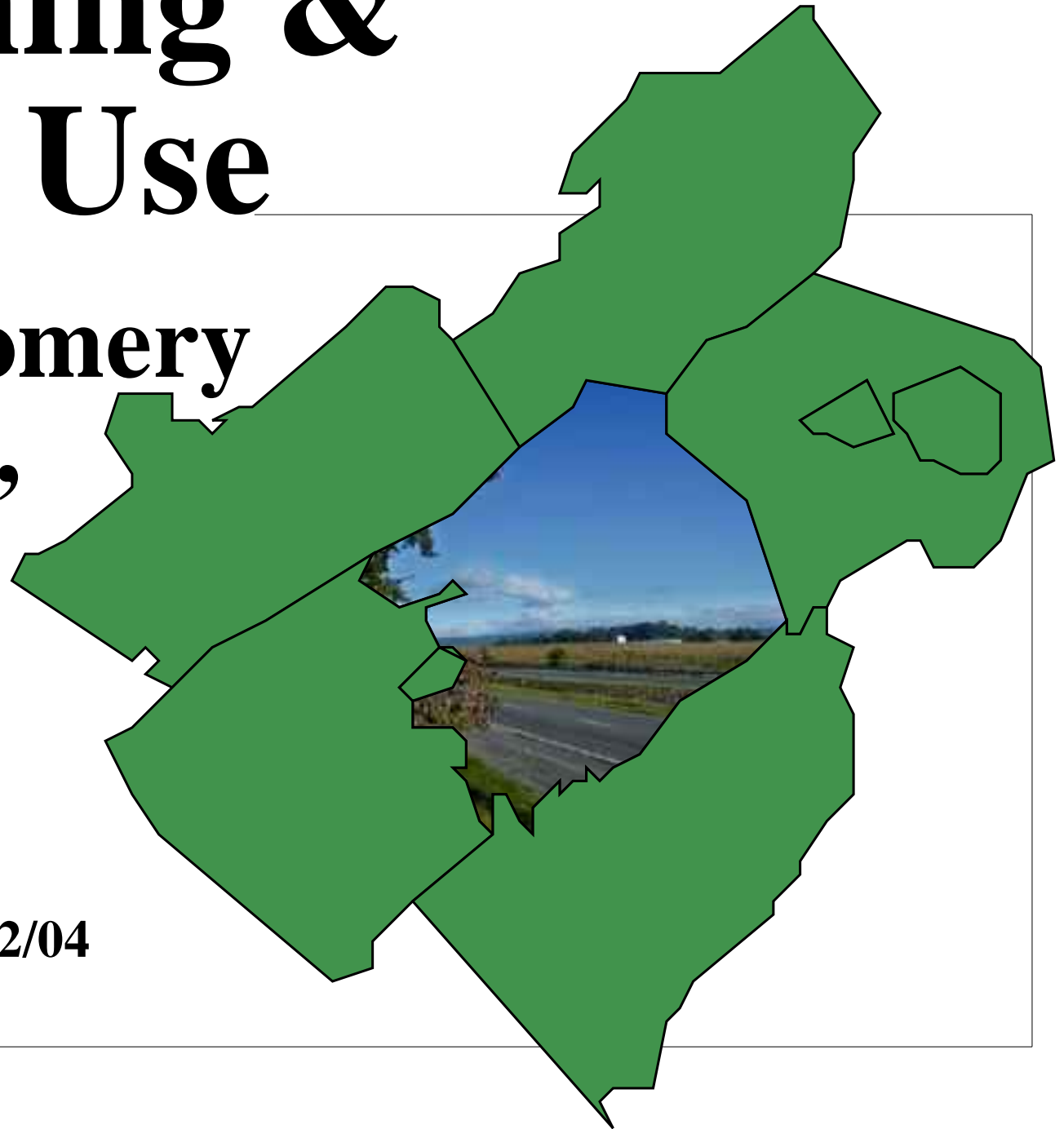


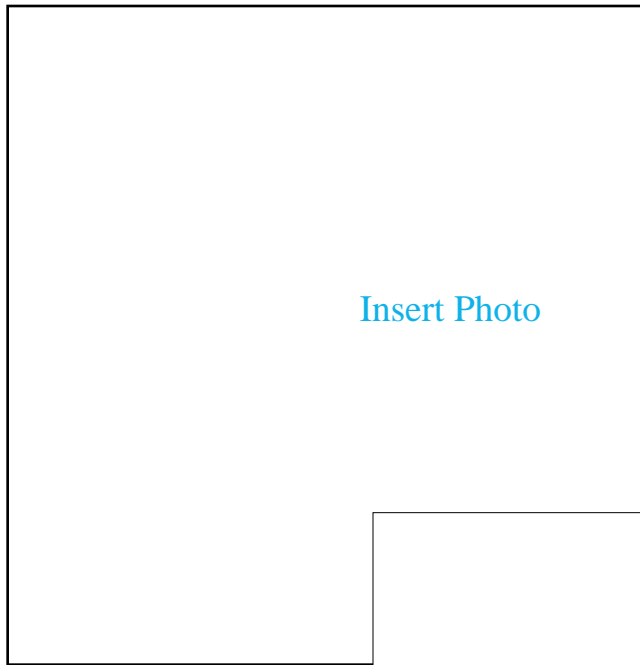
Planning & Land Use

**Montgomery
County,
2025**

Adopted - 10/12/04



Planning & Land Use: Executive Summary



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The Planning and Land Use chapter covers three main goals: 1) balanced growth, including a description of the policy areas and land use policies; 2) policies for new development; 3) policies for community design.

The Future Policy Map incorporates the following:

- Blacksburg and Christiansburg will continue to accommodate two-thirds of the County's growth;
- Urban Expansion Areas and Villages/Village Expansion Areas have the potential to accommodate the remaining one-third of the County's growth;
- Eighty percent (80%) or more of the growth in the Unincorporated Areas is targeted for the Urban Expansion Areas, the Villages and Village Expansion Areas, and the Residential Transition Areas; and
- Twenty percent (20%) or less of the growth in the Unincorporated Areas is targeted for the Rural Communities, Rural Areas, and Resource Stewardship Areas.

Planning and Land Use: Introduction

COMMUNITY SURVEY RESULTS

Of the three land use issues, “using the zoning ordinance to guide growth or protect property values” had the highest mean score (4.20), with 81% rating the issue as either important (22%) or very important (59%). Not surprisingly, 63% of participants who owned their own home ranked the “zoning” issue as very important, while only 38% of those who rent felt the same way. Residents in the unincorporated areas were only slightly less likely to rate “zoning” as very important (57%) than were residents in either of the two towns (62% for Blacksburg and 63% for Christiansburg). As with other issues on the survey, support for “zoning” increased based on the participant’s age, 51% of participants age 25-34, 60% of participants age 35-49, and 69% of participants age 50-65 ranked “zoning” as very important. Support among participants 65 and older was lower (56%) than the previous two age groups, but higher than those under the age of 34. Overall, only 5% of participants rated the issue as either unimportant or minimally important.

In their comments, participants focused on the need for zoning enforcement and consistency, controlling growth, protecting the environment, protecting neighborhoods, and protecting the historical infrastructure. Some of the participants focused on the county’s need to provide “zoning protection for historic preservation and natural environment (streams, forests, farmland, etc.) conservation” and to provide zoning protection and tax incentives in order to “encourage productive use/ renovation of existing buildings, especially those of historic value.” Others saw zoning as a way to “reduce overcrowding in schools,” “discourage sprawling subdivisions,” and “enhance existing neighborhoods.” Participants were split, however, on the issue of using the zoning ordinance to separate uses.

While several participants felt that residential, commercial, and industrial uses should be separated, others felt that the county should encourage the development of mixed-use neighborhoods and developments.

The issue of “sprawl or unplanned growth” was a close second behind zoning, with a mean score of 4.07. Of the citizens who participated in the community survey, 76% felt the issue “sprawl or unplanned growth” was either important (17%) or very important (59%). Only 7% of participants ranked it as either not important or minimally important. Concern about sprawl or unplanned growth was strongest among participants from civic (60%), religious

(75%), and government (75%) organizations, and weakest among respondents from commercial and realty organizations (31%). Finally, concern over sprawl or unplanned growth was stronger in Blacksburg, where 68% rated the issue as “very important” than in either Christiansburg (56%) or the unincorporated areas of Montgomery County (56%).

While a few of the participants wrote of the extremes of either allowing unfettered growth or stopping growth altogether, far more commented on the need to limit, focus, concentrate, or, in some fashion, control commercial and residential growth. Their suggestions included “limiting the amount of



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land that can be developed with a specific time period,” “encouraging higher concentrations,” “revising [the] taxation structure and rates to discourage sprawl,” and “providing incentives to concentrate residential development.” In addition, a number of participants provided specific suggestions on areas where they felt growth and development were most and least

appropriate. By in large, participants felt that growth should be concentrated in Blacksburg and Christiansburg and limited in rural areas, including the land bordering the Little River. As with other issues, participants came to differing conclusions: one participant supported apartments and duplexes near the New River Valley Mall, while another wrote that:

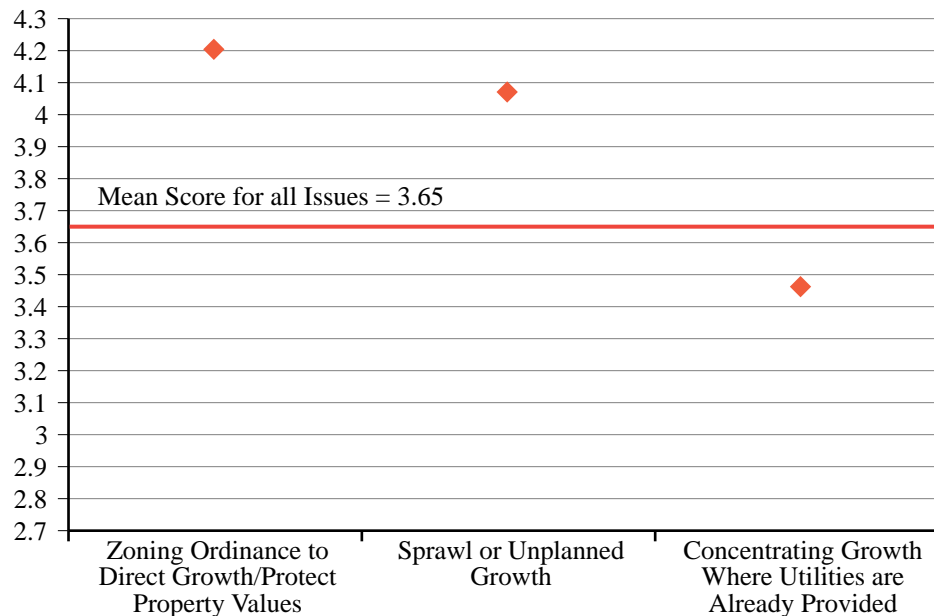
“Look at the impact of more residences at roads that are already maxed out (Rt. 114). Some county roads (Peppers Ferry Rt. 114) are already-This has not been done and more building is planned for Rt. 114.”

Of the three land use issues, “concentrating growth where utilities are already provided” garnered the least support (mean score of 3.46), although 56% still rated the issue as either important (31%) or very important (26%). Support for the issue (ranked as either important or very important) was strongest among those ages 35-49 and 50-65 (59% for each), and lowest among those ages 24-34 (47%). Among other groups, support for the issue was reasonably even, regardless of gender, location of residence, organizational ties, or previous participation. One noticeable variation in support occurred between those participants living in single-family stickbuilt residences versus those living in manufactured or modular residences. Of participants living in stick built residences, 57% ranked the issue as either important or very important, while only 44% of those living in manufactured or modular housing gave it the same rankings.

In their written comments, participants drew the connection between limiting growth to areas where utilities were already provided and using utilities to “direct growth to appropriate areas.” One chided the county for “subsidizing development” through the provision of utilities “outside the areas near the towns.” Others, however, had a more expansive view of the connection between infrastructure and growth, by including transportation, schools, and other public facilities. As one participant wrote:

“Before development is allowed in an area look at future needs for schools, rescue & fire and police. Will the development cover the cost of building new schools, rescue & fire departments & increase size of police department

Planning and Land Use Issues: Community Survey Results, 2003



	Mean Score
Zoning Ordinance to Direct Growth/Protect Property Values	4.20
Sprawl or Unplanned Growth	4.07
Concentrating Growth Where Utilities are Already Provided	3.46

Note: Forty-one issues were included in the “rate this issue in terms of importance” portion of the community survey. A mean score was calculated for each of the 41 issues, as well as for the total of all issues. Issues with scores higher than 3.65 (the mean for all issues) indicate that the majority of respondents rated the issue greater importance; a score lower than 3.65 indicates that the majority of respondents rated the issue of less importance than the on average. The scale for the survey was: 0=no response; 1= not important; 2=minimally important; 3=moderately important; 4=important; and 5=very important. Source: 2003 Community Survey, Montgomery County, Virginia.

including additional need for courts, etc.”

Participants planning-related comments, however, were not limited to the three planning issues included in the community survey. Planning-related issues generated 634 written comments, covering subjects as diverse as the need for greater public involvement to the need to increase ADA accessible residential development, including:

- Increased cooperation between jurisdictions;
- Increased public/private cooperation;
- Commercial and industrial development;
- Environmental concerns; the connection between planning and human services;
- Sustainability;
- Compact and cluster development;
- Revitalization and preservation;
- Development in villages;
- Stricter codes (not just for zoning) and regulations; and
- Overall quality of planning in Montgomery County.

Participants felt strongly about the need for

public involvement and for the need to be careful in “amending the comprehensive plan” while remaining both flexible and innovative.

CURRENT AND HISTORIC TRENDS AND CONDITIONS

Planning Ordinances:

In the years since the last comprehensive plan was adopted in 1990, much has changed in Montgomery County, including the major revisions of the subdivision ordinance in 1993 and the zoning ordinance in 1999.

The revised subdivision ordinance allowed the County to track minor and family subdivisions through a process of plat approval, eliminated many loopholes, and added a variance procedure.

The new zoning ordinance, adopted in December of 1999, introduced the County to sliding scale zoning and eliminated large-scale, "by right" residential development, on lots as small as 1/2 acre, in the agricultural zone. The sliding scale specified the number of lots that could be created by right, based on the acreage of the original (parent) parcel. The revised zoning ordinance provided the tools to allow the County to take a more proactive approach to planning.

Special Plans:

In addition to the passage of two significant ordinances, Montgomery County also took on a number of area and subject-specific plans, including the 1990 Bikeway Walkway Plan, included as an addendum to the comprehensive plan, the Rt. 177 Corridor Plan, and a Regional Approach to Telecommunications Towers plan. These three plans are incorporated into Montgomery County, 2025.

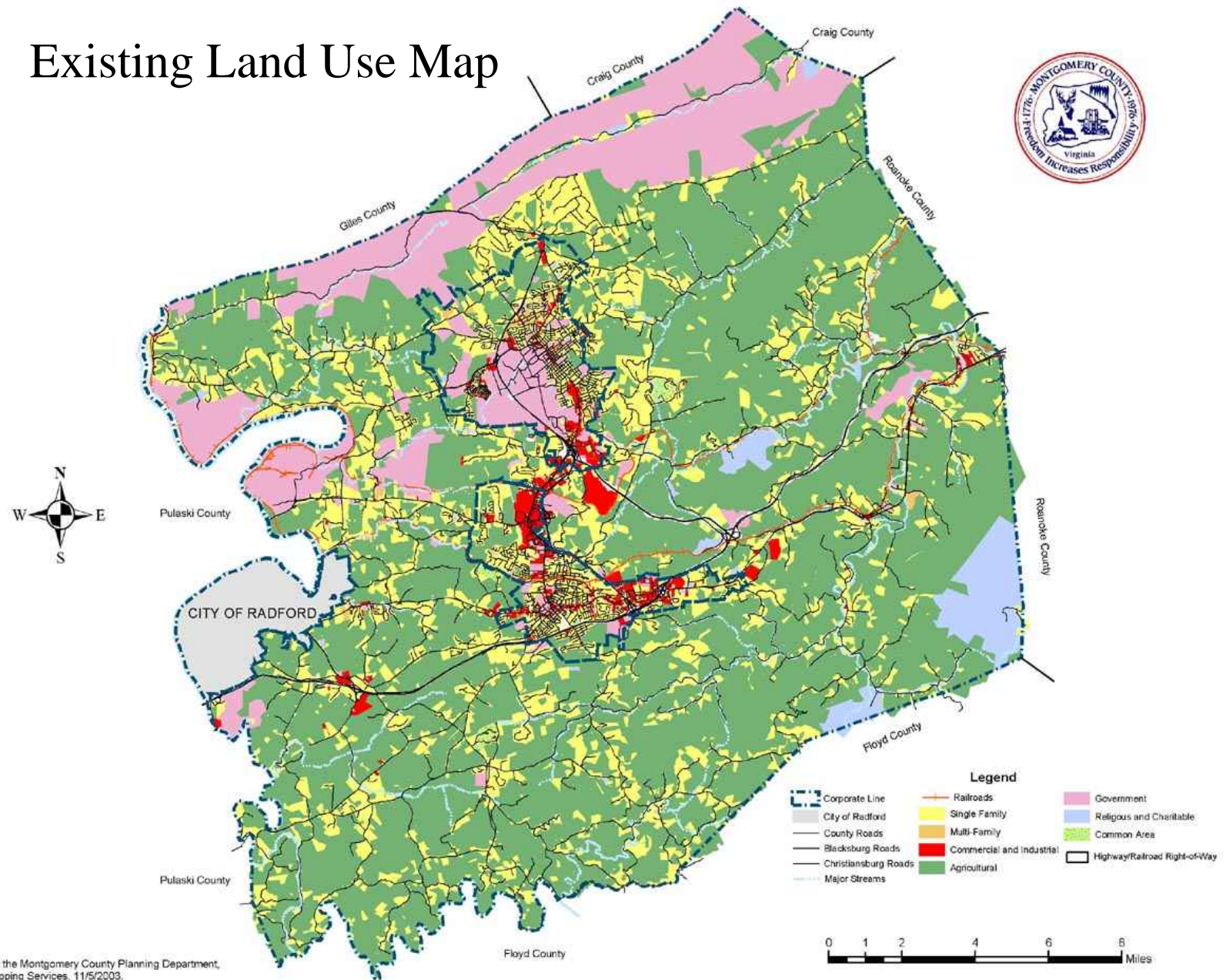
Existing Land Use (1)

As the Existing Land Use Map indicates,

single-family residential development (yellow) is slowly beginning to claim much of the road frontage in the rural portions of Montgomery County, while leaving the more remote land undeveloped. While there are significant areas of contiguous open space, in the form of agricultural and wooded areas throughout the County (green), development along the roadways creates the perception that open space is being significantly diminished. In some cases, that perception is true, most notably in the suburbanized areas adjacent to Blacksburg and Christiansburg; in the Childress area west of Riner, flanking Peppers Ferry Road (Rt. 114) and Prices Ford Road; and along portions of Riner Road (Rt. 8) and Radford Road (U.S. Rt. 11). There are also significant rural lands under federal (Jefferson National Forest), state (Virginia Tech, Selu Conservancy, Pedlar Hills Natural Area Preserve), religious, and charitable (Nature Conservancy, Camp Alta Mons, Izaak Walton League) ownership.

1. Additional planning information, including discussions of rezonings, special use permits, zoning variances and appeals, and building permits, is included in the Planning and Government chapter, immediately following this chapter. There are two Planning related chapters in this Plan: one which relates to Land Use Policies and one which relates to the process of Planning, including public information, public involvement, and local and regional cooperation.

Existing Land Use Map



POPULATION, LAND USE, AND THE FUTURE POLICY MAP

Population projections form the basis for most current and future planning decisions. From a public sector perspective, the current and anticipated population of a county determines the public facilities and services a county will need to provide. From a private sector perspective, the current and anticipated population of a county determines land use changes (residential, commercial and industrial) that a county will need to accommodate.

The purpose of this chapter is to provide information and analysis concerning growth trends in Montgomery County. A population planning range for the year 2030 has been developed. This population planning range, in turn, has been used as a guide in developing a future policy map for land use.

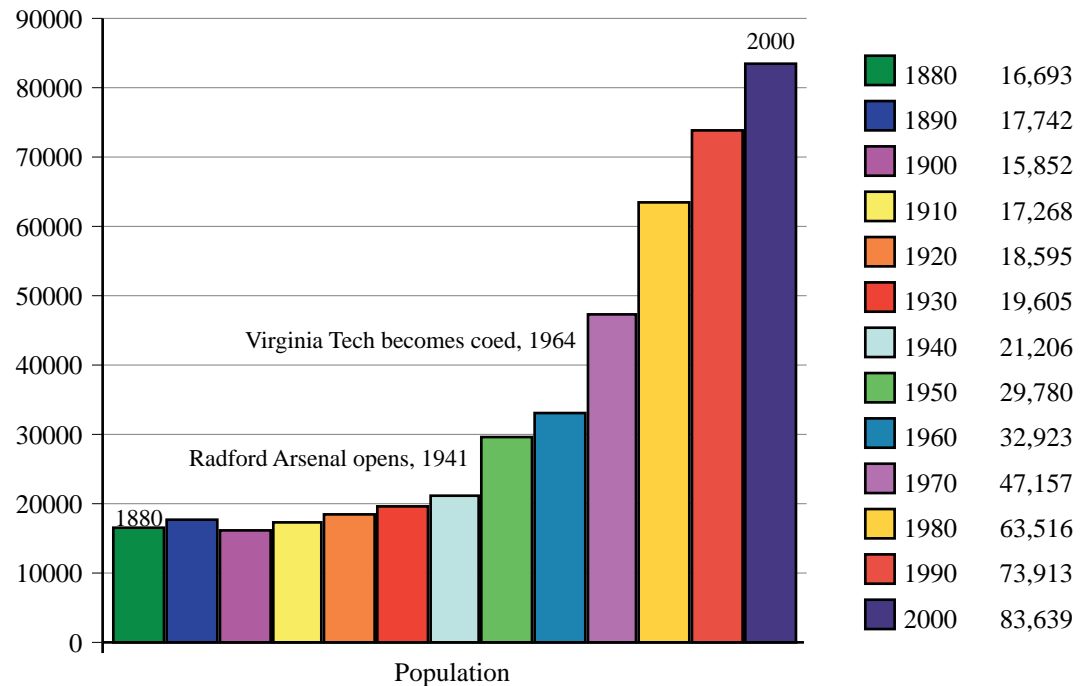
Population: Historic Trends

The first US Census in 1790 found Montgomery County with a total population of 13,228. By the year 1900, the County's population had only risen to 15,852. Between 1900 and 1960 the County's population slowly doubled to 32,923. From 1960 to the present, Montgomery County experienced 20 years of rapid population growth followed by 20 years of steady population growth. The rapid growth from 1960-1980 saw a population increase of 30,000+ persons. During this time period County growth rates greatly exceeded the state growth rates. The steady growth period from 1980-2000 saw a smaller population increase of 20,000+ persons. During this time period County growth rates were similar to state growth rates. The most recent US Census in 2000 found a County population of 83,639.

Regional and Local Trends

In absolute numbers, the population increase in Montgomery County has consistently

Montgomery County Historical Population, 1880-2000



Source: University of Virginia, VAStats, 2004

Population Growth: Montgomery County & Virginia, 1960-2000

	State Population	% Average Annual Growth	Montgomery County Population	Population Increase	% Average Annual Growth
1960	3,966,949		32,923		
1970	4,651,448	1.7%	47,157	14,234	4.4%
1980	5,346,818	1.5%	63,516	16,359	3.5%
1990	6,187,358	1.6%	73,913	10,397	1.6%
2000	7,078,515	1.4%	83,639	9,726	1.3%

U.S. Census Bureau

exceeded those of all surrounding jurisdictions. Montgomery County increases of 10,000+ persons (1980-1990) followed by 9,000+ persons (1990-2000) exceeded Roanoke County increases of 6,000+ persons (1980-1990) and 6,000+ persons (1990-2000).

Moreover, population increases in Montgomery County have been distributed across the county. The towns of Blacksburg and Christiansburg and the unincorporated portion of the County have experienced similar rates of population growth. As a result, approximately 2/3rds of the County's total population has consistently been located within the two towns of Blacksburg and Christiansburg, while the remaining 1/3rd has been located in the unincorporated area of the County.

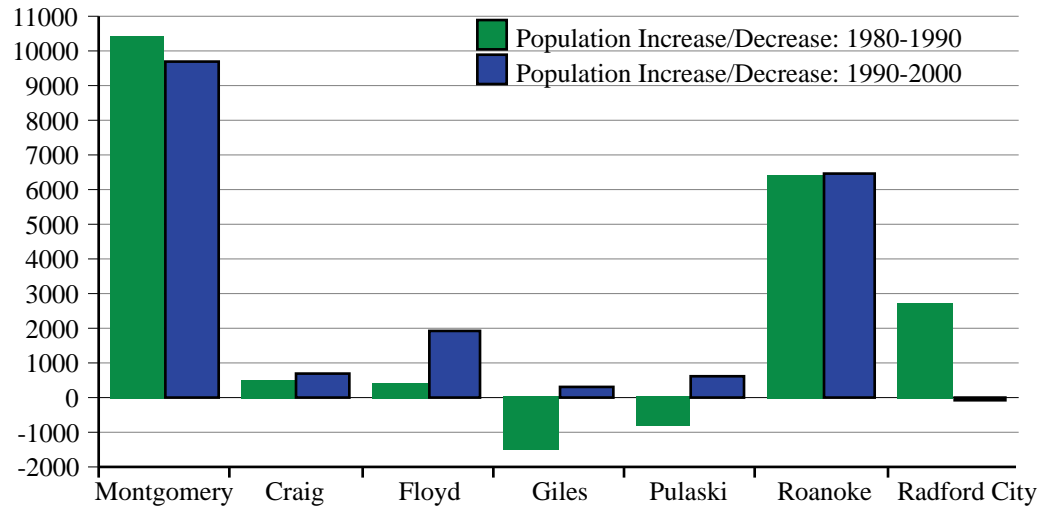
Population Forecasts

Several population forecasts for Montgomery County were developed in order to provide a population planning range for the unincorporated area of Montgomery County for the year 2030. Each population projection is based on different assumptions and arrives at a different population total. Used together, the three projections provide the population planning range that is then used as a guide in developing a future policy map for land use.

Population Projections based on Virginia Employment Commission (VEC) Growth Rates:

The first set of projections are based on data from the Virginia Employment Commission (VEC), a state agency. The VEC regularly develops population projections for each city and county throughout the state. These projections are then used by other state agencies for planning purposes. Currently available VEC population projections (May, 2003) were used for Montgomery County. Projections are 90,800 for 2010, 97,900 for 2020 and 105,000 for 2030. These VEC projections yield the following average annual growth rates for Montgomery

Population Growth for Montgomery County and Surrounding Jurisdictions, 1980-2000



Source: U.S. Census Bureau

	1980	1990	2000	Population Increase 1990-2000	% Average Annual Growth 1990-2000
Montgomery	63,516	73,913	83,639	9,726	1.3%
Craig	3,948	4,372	5,091	719	1.6%
Floyd	11,563	11,915	13,874	1,909	1.6%
Giles	17,810	16,366	16,657	291	0.2%
Pulaski	35,229	34,496	35,127	631	0.2%
Roanoke	72,945	79,294	85,778	6,484	0.8%
Radford City	13,225	15,940	15,859	-81	0.0%

Population Growth for Blacksburg, Christiansburg, and Unincorporated Areas 1980-2000

	1980	1990	2000	% Average Annual Growth 1990-2000
Blacksburg	30,638 (48%)	34,658 (47%)	39,573 (47%)	0.015
Christiansburg	12,849*(20%)	15,004 (20%)	16,947 (20%)	0.011
Unincorporated	20,029*(32%)	24,251 (33%)	27,109(33%)	0.012
County Total	63,516 (100%)	73,913 (100%)	83,639 (100%)	0.013

*Adjusted for January 1, 1988 annexation of 2,504 persons by the Town of Christiansburg.

County as a whole:		
2000-2010	0.86%	
2010-2020	0.78%	
2020-2030	0.73%	

Applying the VEC growth rates for Montgomery County as a whole to Blacksburg, Christiansburg and the unincorporated area of Montgomery County produce the following population projections:

Population Projections for Montgomery County Based on Virginia Employment Commission Growth Rates		
Blacksburg Town		
2000 Census	39,573	(47%)
2010 Projection	43,000	
2020 Projection	46,300	
2030 Projection	49,700	(47%)
Christiansburg Town		
2000 Census	16,947	(20%)
2010 Projection	18,400	
2020 Projection	19,900	
2030 Projection	21,300	(20%)
Unincorporated		
2000 Census	27,109	(32%)
2010 Projection	29,400	
2020 Projection	31,700	
2030 Projection	34,000	(32%)
County Total		
2000 Census	83,629	(100%)
2010 Projection	90,800	
2020 Projection	97,900	
2030 Projection	105,000	(100%)

Population Projections based on Blacksburg Growth Rates:

The second set of projections is based on the *Blacksburg 2046 Comprehensive Plan (BCP)* adopted by the Blacksburg Town Council in November 2001. The BCP developed town population projections to the year 2046. Projections were 46,750 in 2010, 49,680 in 2020,

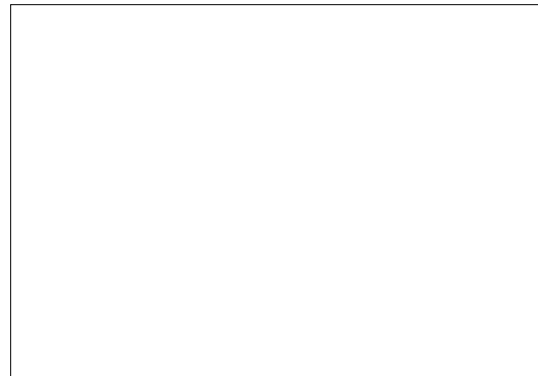
and 52,700 in 2030.

The BCP assumes that Virginia Tech will add an additional 5,000 graduate students between the years 2001 and 2010 slowly increasing enrollment to 30,783 by 2010 and thereafter remaining at this enrollment level. It assumes that town population growth from 2000 to 2010 will grow largely due to enrollment increases at Virginia Tech. The nonstudent population will grow at a moderate rate for this period of time. After 2010 population projections in the Town are solely attributed to nonstudent residential growth based on the expansion and success of the Corporate Research Center, Industrial Park, and improved interstate access. The Town population will continue to grow at an increasingly slower rate until population growth levels off to about 5% per decade by 2046. It also assumes that the percentage of total student enrollment living in Blacksburg (on- and off-campus) will stay consistent with 1990-2000 statistics when 95% of total enrollment lived within town boundaries.

The BCP projections yield the following average annual growth rates for the Town.:

2000-2010	1.81%
2010-2020	0.63%
2020-2030	0.61%

Applying the BCP growth rates to



Christiansburg and the unincorporated area of Montgomery County, in addition to Blacksburg, produce the following population projections:

Population Projections for Montgomery County Based on Town of Blacksburg Growth Rates		
Blacksburg Town		
2000 Census	39,573	(47%)
2010 Projection	46,750	
2020 Projection	49,700	
2030 Projection	52,700	(47%)
Christiansburg Town		
2000 Census	16,947	(20%)
2010 Projection	20,000	
2020 Projection	21,250	
2030 Projection	22,600	(20%)
Unincorporated		
2000 Census	27,109	(32%)
2010 Projection	32,000	
2020 Projection	34,050	
2030 Projection	36,100	(32%)
County Total		
2000 Census	83,629	(100%)
2010 Projection	98,750	
2020 Projection	105,000	
2030 Projection	111,400	(100%)

Population Projections based on 1980-2000 Growth Trend:

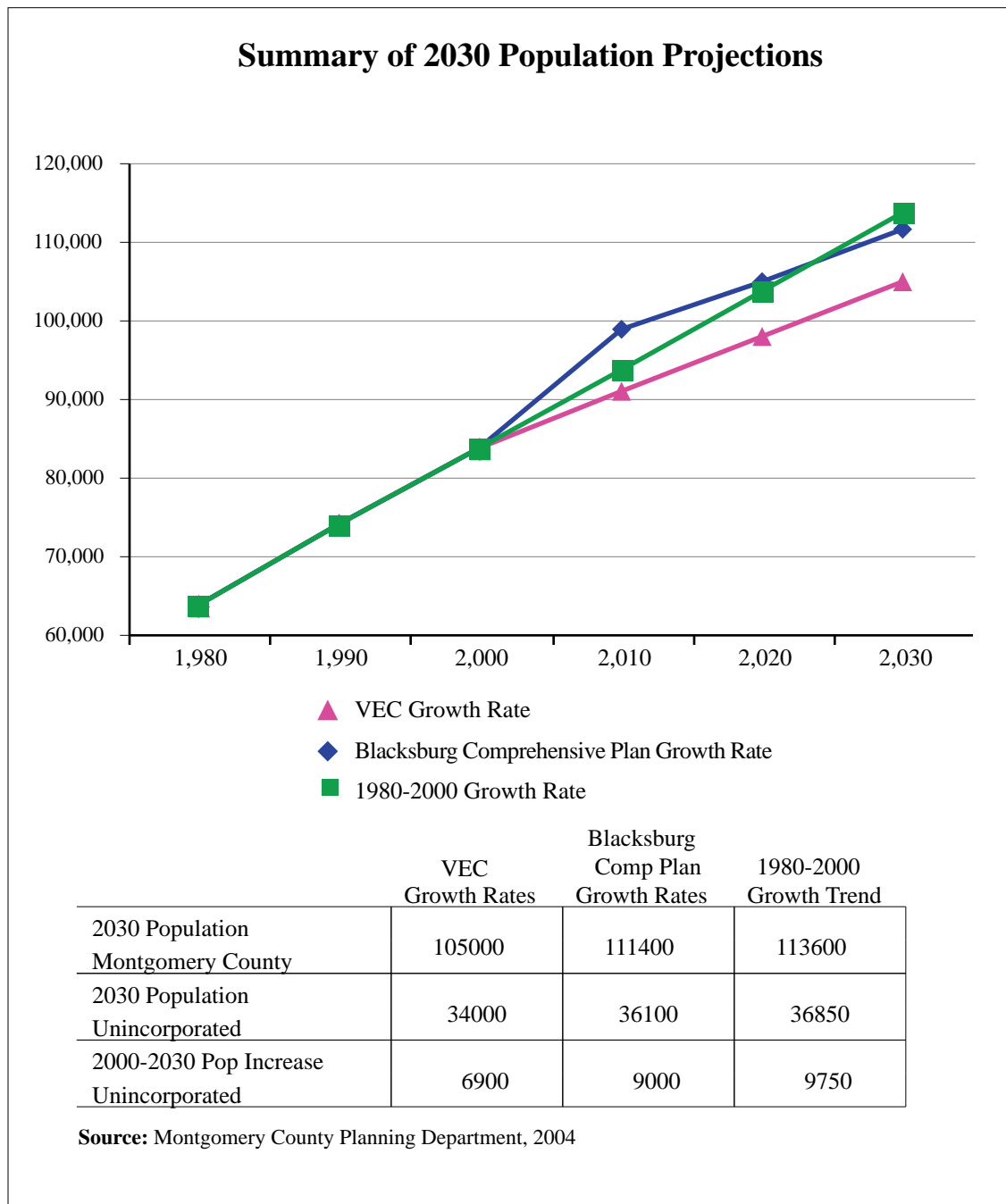
The final set of projections is based on a continuation of the steady growth trend exhibited by Montgomery County during the 1980-2000 time period. Each decade during this period saw a population increase for the county of approximately 10,000 persons. A continuation of this trend would result in population

projections of 93,600 in 2010, 103,600 in 2020, and 113,600 in 2030. These projections yield the following average annual growth rates for Montgomery County as a whole:

2000-2010	1.19%
2010-2020	1.07%
2020-2030	0.97%

Applying these growth rates for Montgomery County as a whole to Blacksburg, Christiansburg, and the unincorporated area of Montgomery County produces the following population projections:

Population Projections for Montgomery County Based on 1980-2000 Growth Trend	
Blacksburg Town	
2000 Census	39,573 (47%)
2010 Projection	44,300
2020 Projection	49,000
2030 Projection	53,750 (47%)
Christiansburg Town	
2000 Census	16,947 (20%)
2010 Projection	18,950
2020 Projection	21,000
2030 Projection	23,000 (20%)
Unincorporated	
2000 Census	27,109 (32%)
2010 Projection	30,350
2020 Projection	33,600
2030 Projection	36,850 (32%)
County Total	
2000 Census	83,629 (100%)
2010 Projection	93,600(100%)
2020 Projection	103,600 (100%)
2030 Projection	113,600 (100%)



Summary of Population Projections

Three population projections were developed for Montgomery County to the year 2030. Each is based on differing growth assumptions. They yield a population planning range of 105,000-113,600 for Montgomery County as a whole and 34,000-36,850 for the unincorporated area of the county. They assume that the growth rate of the unincorporated area will be the same as the county as a whole. Therefore, approximately 1/3rd of the County's total population will continue to be located in the unincorporated area and approximately 2/3rd's will continue to be located in the two towns of Blacksburg and Christiansburg.

Projected Residential Land Use Need

The population planning range previously developed for the unincorporated area of the county yields an increase of 6,900 to 9,750 persons over the 30 year time period, 2000-2030.

To convert this increase in population into an increase in housing units necessitates an assumption be made regarding the number of persons per household. On a national basis the number of persons per household has been slowly declining. From 1990 to 2000 the US Census showed the number of persons per household (average household size) decreasing from 2.63 to 2.59. This trend is reflected in Montgomery County. From 1990 to 2000 the US Census showed the number of persons per household in the unincorporated area of Montgomery County decreased from 2.6 to 2.5. For planning purposes, a continuation of this trend will be assumed with a lower figure of 2.3 persons per household used for the year 2030.

Based on this assumption, the increase of 6,900 to 9,750 persons yields an increase of

Urban Expansion Future Capacity for Residential Development

Expansion Area	Total Acreage	Dwelling Units	Estimated Population	Undeveloped Acreage	Undeveloped Lots
Blacksburg - East	1000	330	800	750	50
Blacksburg - South	1200	706	1750	250	450 (WH)
Total Blacksburg	2200	1036	2550	1000	500
Christiansburg - West	1000	241	600	1400	50
Christiansburg - Southwest	300	31	100	200	50
Total Christiansburg	1300	272	700	1600	100
177 Corridor	2200	115	400	600	30
Total 177 Corridor	2200	115	400	600	30

Urban Expansion Future Capacity for Residential Development

Blacksburg	1,000 Acres @ 2.5 du/ acre	=	2,500 du
	500 Lots @ 1 du/ lot	=	500 du
	Urban Expansion Future Capacity	=	3,000 du
Christiansburg	1,600 Acres @ 2.5 du. Acre	=	4,000 du
	100 Lots @ 1 du/ lot	=	100 du
	Urban Expansion Future Capacity	=	4,100 du
177 Corridor	600 Acres @ 2.5 du/ acre	=	1,500 du
	100 lots @ 1 du/ lot	=	100 du
	Urban Expansion Future Capacity	=	1,530 du

Notes:

1. Total Acreage, Dwelling Unit as of December 2003.
2. Estimated Population assumes 2.5 persons/ household from 2000 census.
3. Undeveloped Acreage and Undeveloped Lots are properties suitable for residential development.

Source: Montgomery County Planning Department, December 2003.

3,000 to 4,200 dwelling units over the time period 2000 to 2030 calculated as follows:

Low population projection (Virginia Employment Commission growth rates) for the unincorporated area:

- 2030 population projection = 34,000, 2000 population = 27,109
- 34,000 (2030) 27,109 (2000) = 6,900 person increase 2000-2030
- 6,900 persons / 2.3 persons per household = 3,000 dwelling units

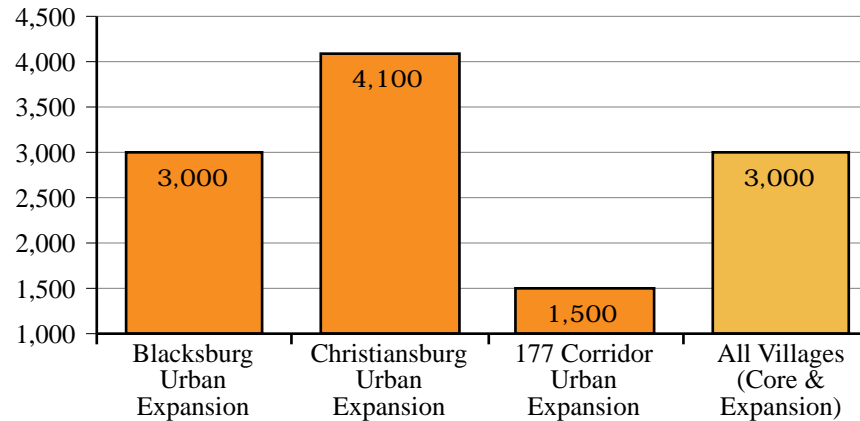
Middle population projection (Blacksburg Comprehensive Plan growth rates) for the unincorporated area:

- 2030 population projection = 36,100, 2000 population = 27,109
- 36,100 (2030) 27,109 (2000) = 9,000 person increase 2000-2030
- 9,000 persons / 2.3 persons per household = 3,900 dwelling units

High population projection (1980-2000 Growth Trend) for the unincorporated area:

- 2030 population projection = 36,850, 2000 population = 27,109
- 36,850 (2030) 27,109 (2000) = 9,750 person increase 2000-2030
- 9,750 persons / 2.3 persons per household = 4,200 dwelling units

Village (Village Core and Village Expansion) Future Capacity for Residential Development



Village	Total Acreage	Dwelling Units	Estimated Population	Undeveloped Acreage	Undeveloped Lots
Belview	550	323	800	180	60
Elliston/ Lafayette	1400	664	1650	200	50
Plum Creek	1000	684	1700	260	60
Prices Fork	850	364	900	350	20
Riner	950	283	700	130	260
Shawsville	1000	594	1500	120	20
Total	5750	2912	7250	1240	470

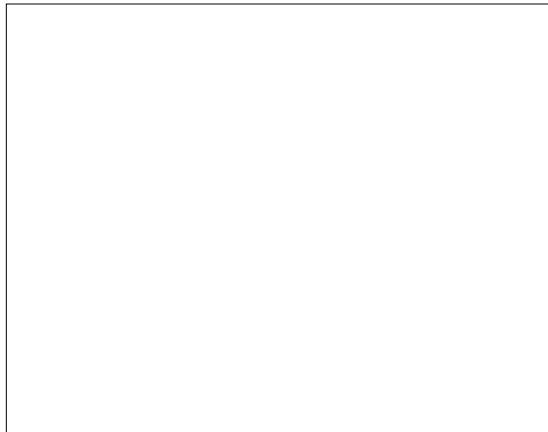
Village Planning Capacity for Residential Development

1,240 acres @ 2 du/ acre	=	2,480 du
470 Lots @ 1 du/ lot	=	470 du
Village Total Capacity	=	2,950 du

Notes:

Total Acreage, Dwelling Unit as of December 2003.
Estimated Population assumes 2.5 persons/ household from 2000 census.
Undeveloped Acreage, Undeveloped lots are properties suitable for residential development.

Source: Montgomery County Planning Department, December 2003.



Projected Residential Land Use Need: Summary

The Comprehensive Plan proposes that the majority of the need for residential land uses in the unincorporated area of Montgomery County be met from three land use policy areas: 1) Urban Expansion Areas, 2) Villages, and 3) Village Expansion Areas.

The identified needs for residential land uses to the year 2030 can be met through the development of properties within the Urban Expansion Areas around Blacksburg, Christiansburg and Radford and within the six Village/Village Expansion Areas of Belview, Elliston/Lafayette, Plum Creek, Prices Fork, Riner, and Shawsville.

In particular, a range of 3,000-4,200 dwelling units is needed in the unincorporated area of Montgomery County to the year 2030. The designated Urban Expansion Areas and Village/Village Expansion Areas can accommodate 11,600 dwelling units at full development.

Urban Expansion Areas:

Urban Expansion Areas are the preferred

location for new residential and nonresidential development occurring in unincorporated areas of Montgomery County. These areas will accommodate a full range of residential unit types and densities. These are areas adjacent to Blacksburg, Christiansburg and Radford and are intended to be natural expansion areas for uses occurring within town and city boundaries. Transportation improvements within Urban Expansion Areas will be designed to tie into the existing street network serving the City and the towns and development in these areas will be compatible with and complimentary to development within corporate limits. Land Use Policies governing Urban Expansion Areas are found under PLU 1.8.

Villages:

Villages should be predominately residential but may include a “downtown” area of business, commercial and institutional uses at densities higher than found in surrounding rural areas. Villages are larger rural communities where limited mixed-use development activity has historically occurred and public utilities are available. They are separate and distinct from each other and from nearby towns. Villages have served as and will continue to serve as focal point for surrounding rural areas. Land Use Policies governing Villages are found under PLU 1.7.

Village Expansion Areas:

Village Expansion Areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential and employment uses. Village Expansion Areas are adjacent to existing villages

where appropriate new development can be accommodated while retaining the viability and character of the historic village core. These are natural expansion areas for the Villages that may potentially be served by future public sewer and water extensions. Development in Village Expansion Areas should be designed to tie into the existing street network serving the village it is adjacent to and to complement and augment the historic character and development pattern of the existing village. A mix of appropriately scaled residential, non-residential and community uses are anticipated in Village Expansion Areas. Using the Future Policy Map, each Urban Expansion Area and each Village/Village Expansion Area was evaluated to determine its future capacity for residential development. Both the approximate amounts of undeveloped acreage and undeveloped lots were determined.

Undeveloped acreage included larger parcels that have not been developed to date, that are not restricted by steep slopes, and that are not in preferred locations for commercial or industrial development. It should be noted that the three Urban Expansion Areas were not evaluated for future residential development because of their potential for primarily commercial and/or industrial development:- Falling Branch Urban Expansion Area (Parkway Drive), Christiansburg Industrial Park Urban Expansion Area (Houchins Road), and Bypass East Urban Expansion Area (Peppers Ferry Road Extension). Undeveloped lots included small parcels that have be subdivided but not developed to date and parcels that have been zoned for future residential development. Examples include Warm Hearth Retirement Community (Mabry Lane) and the Greear Planned Unit Development (Riner). Land Use Policies governing Village Expansion Areas are found under PLU 1.6.

Residential Transition Areas

Residential Transition Areas are stable, low-density residential neighborhoods in close proximity to Municipalities and Urban Expansion Areas or areas of higher density residential development outside of Village/Village Expansion Areas or Rural Communities such as major subdivisions, mobile home parks, and residentially zoned land. Land Use Policies governing Residential Transition Areas are found under PLU 1.5.

Rural Communities

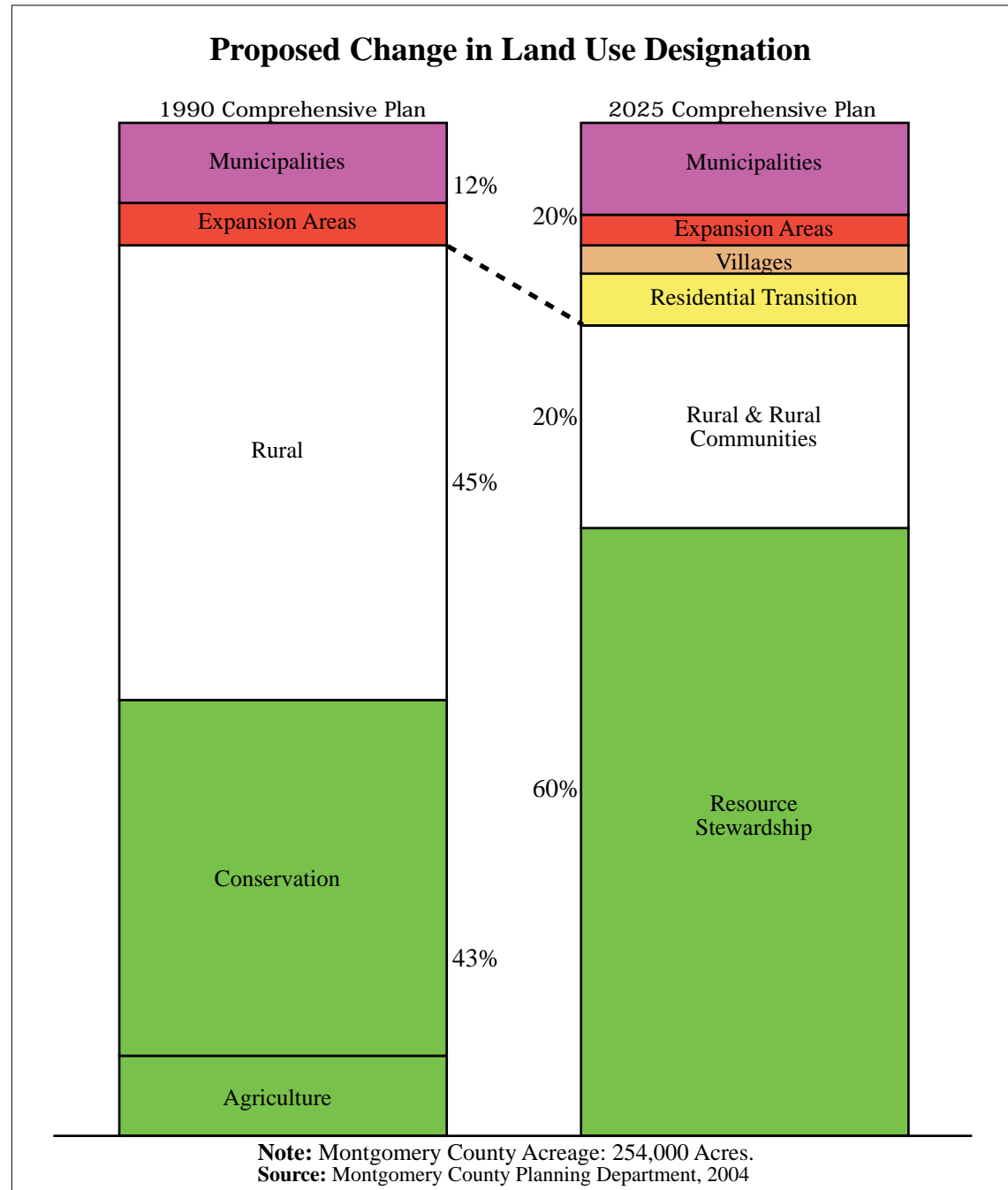
Rural communities are small-scale, stable rural residential communities of local historical significance. They have specific place names, are often located at crossroads, and have traditionally functioned as community focal points. The existing development pattern in these areas should be preserved. Land Use Policies governing Rural Communities are found under PLU 1.4.

Rural Areas:

Rural Areas include areas not generally served by public utilities, where agricultural and rural residential uses are predominant, and should be preserved and stabilized. Land Use Policies governing Rural Areas are found under PLU 1.3

Resource Stewardship Areas:

Resource Stewardship Areas are rural areas with high resource value based on soil types, environmental sensitivity, or other unique land characteristics. These areas also include land that is preserved from future development through public or private conservation efforts.



Land Use Policies governing Resource Stewardship Areas are found under PLU 1.2.

FUTURE LAND USE SUMMARY

The primary land use goal in this Comprehensive Plan is for "focused growth." This goal directly reflects the comments and recommendations from many participants in the community survey. It necessitates a proactive approach by the County to maintain a balance between urban and rural areas by planning for orderly growth to occur in areas with adequate resources and services to support growth.

Building on the comments and recommendations from the community survey, the concepts described by "focused growth" were actively debated by several of the citizen working groups as they developed specific goals and strategies. In particular, the Government & Planning Working Group discussed and developed the idea of distinct villages in the county, each with its own historic core, character and community focus, and with the basic public utilities and facilities to support future growth. Government & Planning also discussed urban expansion areas as a land use designation to address the inevitable growth outward from Blacksburg, Christiansburg and Radford. Similarly, the Environment Working Group discussed and developed the concept of a stewardship approach for natural resources that would benefit both current landowners and future generations.

The next step in the process was taken by Herd Planning & Design. The planning consultant considered the comments and recommendations and concepts that had been developed to date and shaped a specific set of future policy area designations for Montgomery County. The Herd report also called for development of a countywide natural resource

overlay map indicating critical, sensitive and special resources. These features are shown on the Critical Features Map. (2)

As a final step, the policy area designations were applied to the population and land use projections to yield the Future Policy Map. The Future Policy Map for land use identifies distinct urban and rural areas, while providing sufficient land to accommodate the expected demand for new housing and commercial and industrial development. New urban development is expected and encouraged to occur in areas of the County where adequate roads, utilities, and public facilities (schools, parks, etc.) are available, planned, or may be logically extended or enhanced to support higher density development. These areas generally include undeveloped properties and infill properties around Blacksburg, Christiansburg, Radford, and the larger Villages.

The Future Policy Map incorporates several important assumptions and targets regarding future development. They are summarized below:

1. Blacksburg and Christiansburg will continue to accommodate 2/3rd's of the Future Development within Montgomery County.

It is assumed that the future growth rate for the unincorporated areas for Montgomery County will approximate the future growth rate for the two towns of Blacksburg and Christiansburg. Therefore, approximately 1/3rd of Montgomery County's future residential development will continue to be accommodated in the unincorporated areas while the remaining

Cross References and Notes:

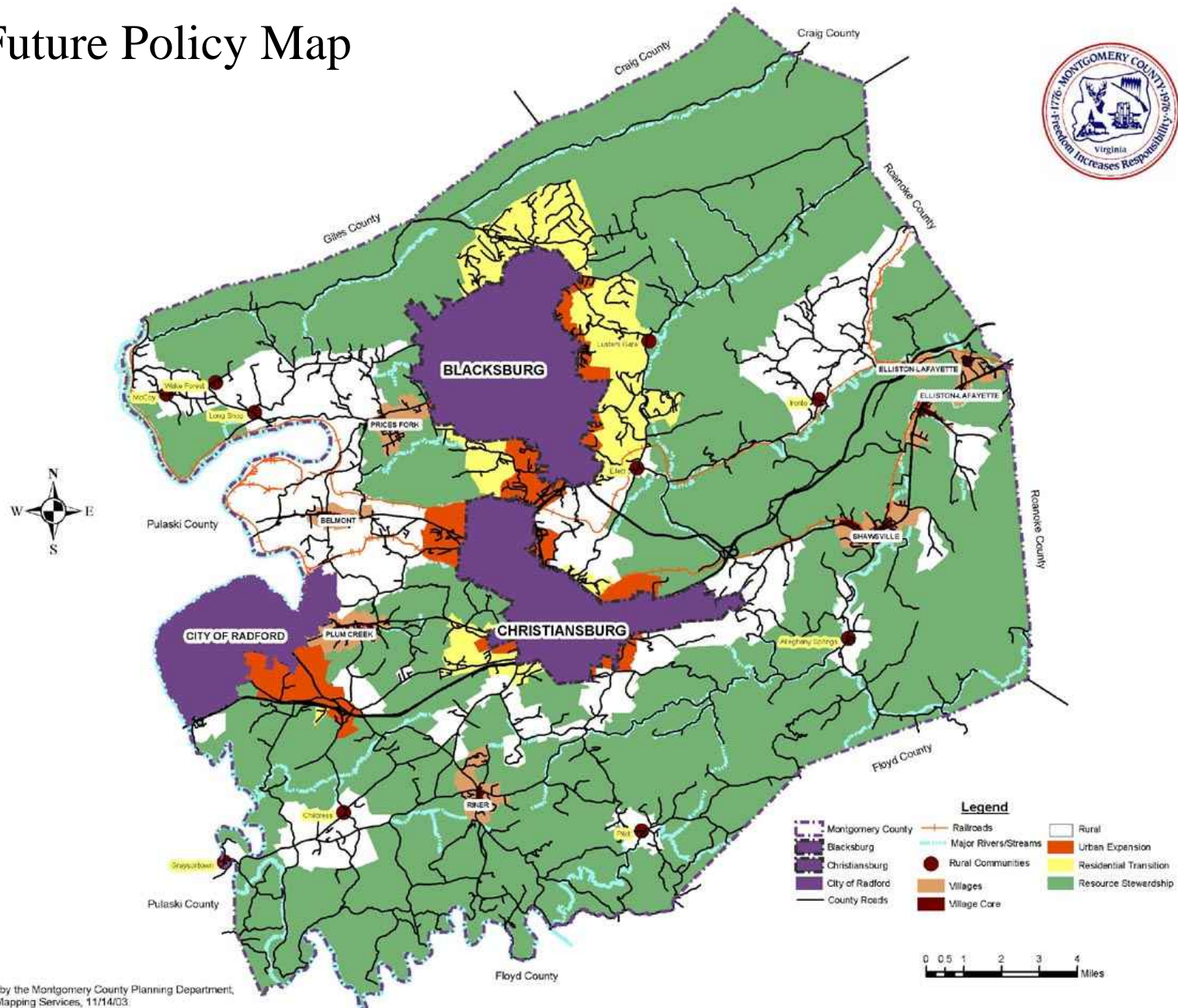
2. Please see "Land Use Policies/Designations." Herd Planning & Design, 2003. The report is available, upon request, from the Montgomery County Planning Department.

2/3rd's will continue to be accommodated in the two towns.

2. Urban Expansion Areas and Village/Village Expansion Areas have the potential to accommodate the 1/3rd of Future Development within Montgomery County that is anticipated to occur in the Unincorporated Areas:

Urban Expansion Areas adjacent to Blacksburg, Christiansburg, and Radford are planned for a broad range and mix of uses at urban development densities and intensities. These areas are served by or planned for central sewer and water service and will provide natural expansion areas for uses occurring within town and city boundaries. Accordingly, the County will need to work closely with respective

Future Policy Map



municipalities on the planning and development of these areas.

The six Village/Village Expansion Areas of Belview, Elliston/Lafayette, Plum Creek, Prices Fork, Riner, and Shawsville are also important to the County's future. They are separate and distinct from each other and from nearby towns. They serve as focal points for surrounding rural areas. With the extension of public utilities, the provision of public facilities, and the application of traditional development patterns, they can accommodate new development while retaining their vitality and historic character. Accordingly, the County will need to work jointly with the residents of each village/village expansion area to prepare a village plan to guide future development.

A projected range of 3,000-4,200 new dwelling units are needed in the unincorporated areas of Montgomery County to accommodate future development to the year 2030. The designated Urban Expansion Areas and

Village/Village Expansion Areas have the potential to accommodate approximately 11,600 new dwelling units at full development.

3. 80% or more of Future Development within the Unincorporated Areas is targeted for the Urban Expansion Areas, Village/Village Expansion Areas, and Residential Transition Areas.

Urban Expansion Areas and Village/Village Expansion Areas can be provided with the necessary infrastructure, such as utilities, roads, and public facilities, to accommodate future growth and development. Going forward, this will necessitate coordination and cooperation between county government, municipalities, residents, and land developers.

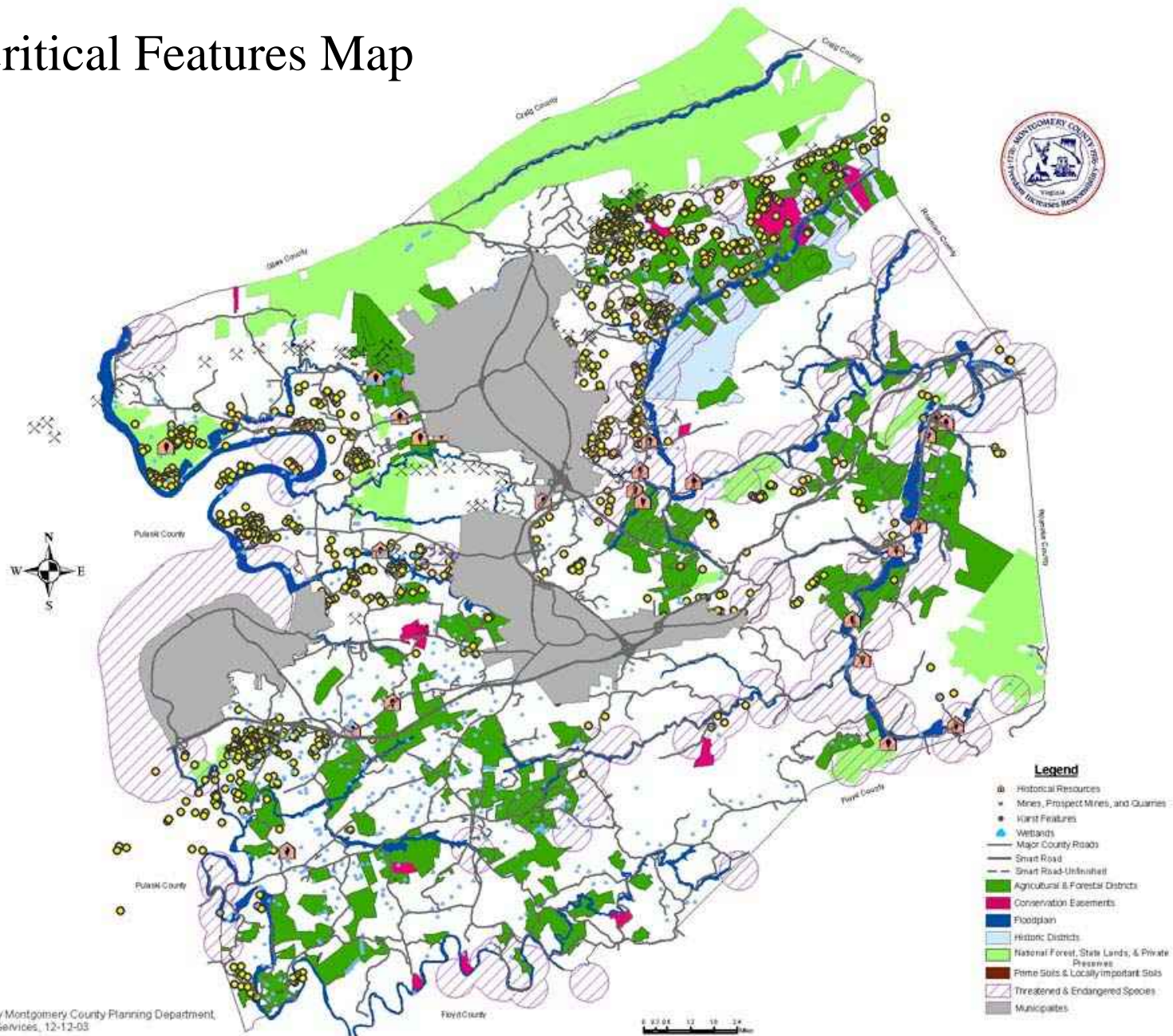
4. 20% or less of Future Development within the Unincorporated Areas is targeted for the Rural Communities, Rural Areas, and Resource Stewardship Areas.

Rural Communities and their surrounding Rural Areas have the potential to develop and evolve into the next generation of Villages. However, this progression is limited in the near term by their smaller size and their lack of public utilities and facilities.

The preferred uses for Resource Stewardship Areas are a continuation of agriculture, forest uses, outdoor recreational uses, and other natural resource based uses. This continuation can only be successful if most development is successfully accommodated elsewhere.

The County has significant natural features that present constraints to development but that also offer opportunities to develop a system of open space and scenic resources throughout the County. These are shown on the Critical Features Map that can be used in conjunction with land use policies to evaluate development applications.

Critical Features Map



Land Use Policies

PLU Goal 1.0 Balanced Growth: The County will maintain a balance between urban and rural areas by planning for orderly growth to occur in areas with adequate resources and services to support growth.

PLU 1.1 Planning Policy Areas: Establish boundaries for distinct urban and rural planning policy areas and identify preferred development patterns for each planning area to (i) promote growth where it can be supported by infrastructure improvements; (ii) maintain existing community character; and (iii) preserve agriculture, forestry, and related uses where most appropriate based on natural resources and where existing development and land use patterns support the continuation of these uses.

PLU 1.1.1 Policy Area Designations: Develop a policy for the periodic consideration by the county of landowner requests to change policy area designations in the Comprehensive Plan.

PLU 1.2 Resource Stewardship Areas: Resource Stewardship Areas are generally defined as rural areas of the County that have high resource value based on soil types, or that are environmentally sensitive due to topography or unique land characteristics. These areas include national forest land, state lands, private preserves, undeveloped prime agricultural soils and soils of local importance, agricultural and forestal districts, land that is subject to private conservation easements and conservation zoning and areas of predominantly 25% slope or greater. This planning policy area is the least densely developed of all of the planning areas and includes many largely undeveloped areas of the County. (3)

Cross References and Notes:

3. While resource stewardship is a theme which runs throughout this plan, specific references to the resource stewardship areas are also included in the Environmental Resource Chapter, including: ENV 1.0 Natural Environmental Resources (pg.136); ENV 2.0 Open Space and Natural Resource (pg.137); ENV 2.1.1-11 Approaches to Open Space and Agricultural Preservation (pg.139); ENV 3.0 Streams, Rivers, and Surface Waters (pg.141); ENV 3.2 Vegetation and Soil (pg.141); ENV 4.0 Floodplains (pg.143), ENV 6.0 Karst (pg.147). References to Historic Preservation can be found in CRS 1.1 (pg.81).

PLU 1.2.1 Resource Stewardship Area Land Uses:

- a. The preferred land uses for Resource Stewardship Areas include agriculture, forest uses, outdoor recreational uses, other natural resource based uses and accessory uses directly related to the support of the preferred land uses.
- b. Low-density residential development will be permitted, but not encouraged, as a secondary use in Resource Stewardship Areas.
- c. Private and public conservation efforts and farmland retention programs, such as agricultural and forestal districts, should be focused in Resource Stewardship Areas. (4)
- d. Non-residential uses, except those incidental to and supportive of agriculture, forest, outdoor recreational or other preferred land uses, will be discouraged in Resource Stewardship Areas.
- e. Rezoning to allow higher intensity uses in Resource Stewardship Areas will be discouraged.
- f. The County may permit new non-agriculturally related institutional uses by special use permit provided the use is compatible in scale and intensity with agricultural and rural residential uses, poses no threat to public health, safety and welfare, and if the use helps preserve farmland, open space or historic, scenic or natural resources.

Cross References and Notes:

4. For approaches to conservation, see also ENV 2.0 Open Space and Natural Resources (pg.137); ENV 2.1.1-11 Approaches to Open Space and Agricultural Preservation (pg.139); and ENV 6.4 Conservation (pg.147).

PLU 1.2.2 Resource Stewardship Area Community Design:

- a. Development densities in Resource Stewardship Areas are based on a sliding scale approach and range from .05 to 1.0 dwelling units per acre. (5)
- b. New residential development proposed in Resource Stewardship Areas should be clustered, or exhibit other conservation design principles, to preserve on-site natural, cultural, historic, scenic, open space or environmental resources. (6)
- c. The County will vigorously support "Right to Farm" policies in Resource Stewardship Areas to protect existing farms and farmers from nuisance complaints from neighboring rural residents. Plats for new residential lots located in the Resource Stewardship Area shall disclose that the preferred land use in the immediate vicinity of the new lot is agriculture, forestry, and related uses. (7)

PLU 1.2.3 Resource Stewardship Area Community Facilities and Utilities:

- a. Future sewer and water service extensions to Resource Stewardship Areas will be discouraged except to resolve existing public health threats or to interconnect existing individual systems. (8)

- b. With the exception of public parks and outdoor recreation facilities, Resource Stewardship Areas will not be a preferred location for new community facilities.
- c. Transportation access and improvements in Resource Stewardship Areas will be limited to what is necessary to serve very low-density development. New rural residential subdivisions should be served by internal streets that connect to existing rural roads to avoid strip development and to minimize individual driveway access along existing public roads.
- d. The use of private roads will generally be discouraged in Resource Stewardship Areas.

Cross References and Notes:

- 5. The sliding scale was included in the new zoning ordinance, adopted in 1999. Additional references to the sliding scale can be found in ENV 2.0 Open Space and Natural Resources (pg.137) and ENV 2.1.4 Sliding Scale Zoning (pg.139)
- 6. Additional references to cluster development can be found in ENV 2.0 Open Space and Natural Resources (pg.137) and ENV 2.1.5 Rural Cluster Zoning (pg.139).
- 7. References to Agriculture can be found in ENV 1.2 Resource Management (pg.136); ENV 2.5 Agriculture (pg.138); ENV 2.1.3 Agricultural/Forestal Districts (pg.139); ENV 2.1.7 Rural Development Initiatives (pg.139); and ENV 2.1.8 Use Value Assessment (pg.140).
- 8. Limits on the expansion of utilities into the resource stewardship areas are addressed in UTL 1.2.5 Growth Boundary (pg.235).

PLU 1.3 Rural Areas: Rural Areas are generally defined as areas of the County, not generally served by public utilities, where agricultural and rural residential uses are predominant and should be preserved and stabilized. These areas include low-density rural residential subdivisions and active agriculture on secondary agricultural soils. Agricultural uses in these areas are often fragmented and subject to encroaching rural residential development.

PLU 1.3.1 Rural Area Land Uses:

- a. The preferred land uses in Rural Areas are rural residential development and agriculture. Rather than promoting new rural residential development in Rural Areas, the County seeks to maintain the rural character of existing rural residential developments. The County also seeks to maintain existing agricultural uses in Rural Areas.
- b. The County will continue to promote farmland retention programs, such as agricultural and forestal districts, in Rural Areas. (9)
- c. New low-density rural residential development will be permitted, but not encouraged, in Rural Areas. Where such development does occur, the County will encourage compact or clustered development to preserve open space and natural resources. (10)
- d. Rezoning to allow higher intensity uses in Rural Areas will be discouraged. (11)
- e. New non-agriculturally based industrial and commercial uses will generally be discouraged in Rural Areas, unless the use is compatible in scale

Cross References and Notes:

9. Farmland retention is also addressed in ENV 2.0: Open Space and Natural Resources (pg.137); ENV 2.5: Agriculture (pg.138); and ENV 2.1.3: Agricultural and Forestal Districts (pg.139).
10. Rural residential cluster development is addressed in ENV 2.1.5: Rural Cluster Development (pg.139).
11. Controlling rural density is addressed in ENV 2.1.9: Urban Growth Boundaries--Urban and Village Expansion (pg.140).

and intensity with agricultural and rural residential uses and poses no threat to public health, safety and welfare. (12)

- f. The County may permit new non-agriculturally related institutional uses by special exception provided the use is compatible in scale and intensity with agricultural and rural residential uses and poses no threat to public health, safety and welfare.

PLU 1.3.2. Rural Area Community Design:

- a. New development in Rural Areas shall not exceed 0.75 dwelling unit per acre.
- b. New residential development proposed in Rural Areas should be clustered, or exhibit other conservation design principles, to preserve on-site natural, cultural, historic, scenic, open space or environmental resources. (13)

PLU 1.3.3. Rural Area Community Facilities and Utilities:

- a. Future sewer and water service extensions to Rural Areas will be discouraged except to resolve existing public health threats or to interconnect existing individual systems. (14)

Cross References and Notes:

12. Development and growth of sustainable agriculture is addressed in ENV 2.1.7: Rural Development Initiatives (pg.139).
13. The preservation of open space, agricultural lands, and the rural character are discussed in CRS 1.0 Historic Preservation (pg.81); ENV 1.4: Wildlife Corridors (pg.137); ENV 2.0 Open Space and Natural Resources (pg.137); ENV 2.1: Private Open Space (pg.137); ENV 2.3 Viewsheds (pg.137); ENV 2.4 Forest Lands (pg.138); ENV 2.5 Agriculture (pg.138); ENV 2.1.5: Rural Cluster Zoning (pg.139); ENV 3.1.3: Environmental Quality Corridors (pg.141); ENV 3.2.6: Preservation of Natural Landscapes (pg.142); ENV 3.2.7 Protection of Riparian Features (142); and ENV 5.4 Wellhead Protection (pg.145).
14. Additional references on utilities in rural areas can be found in ENV 2.1.9 Urban Growth Boundaries--Urban and Village Expansion Areas (pg.140), UTL 1.2.5 Growth Boundaries (pg.235); and UTL 1.3 Private Systems (pg.235).

- b. With the exception of public parks, recreation facilities, and solid waste collection facilities, Rural Areas will not be a preferred location for new community facilities
- c. Transportation access is via existing collector highways. New rural residential subdivisions should be served by internal streets that connect to existing rural roads to avoid strip development and to minimize individual driveway access along existing collector highways. (15)
- d. The use of private roads will generally be discouraged in Rural Areas.

Cross References and Notes:

15. Issues connected to subdivision road systems can be found in TRN 1.3 Subdivisions (pg.220) and TRN 1.3.2 Street Continuation and Connectivity (pg.220).

PLU 1.4 Rural Communities: Rural Communities are generally defined as scattered, small-scale, stable rural residential communities of local historic significance. These communities, often located at crossroads, have specific place names and have traditionally functioned as community focal points. Some of these communities include areas zoned to higher residential categories than the surrounding the rural community. Some of these communities also have limited public sewer and/or water service. The existing development pattern in these areas should be preserved. (16)

PLU 1.4.1 Rural Communities Land Uses:

- a. The preferred land use in Rural Communities is residential infill in a traditional small lot pattern, consistent with existing residential development. (17)
- b. Small-scale, civic, institutional and employment uses may be permitted in rural communities in locations that enhance the compact nature of these communities, provided they do not pose a threat to public health, safety, or welfare, and provided they are compatible with adjacent land uses.
- c. Rezoning to allow higher intensity uses at the edge of Rural Communities will be discouraged. Rezoning may be considered for residential or non-residential infill development that enhances the community fabric by augmenting the core of the Rural Community, provided the proposed development is compatible with adjacent uses and can be supported by existing or improved roads and planned or existing utilities.

Cross References and Notes:

16. Currently, Montgomery County has 18 rural communities: Alleghany Springs, Ironto, Denhill, Piedmont, Otey, Reesedale, Ellett, Lusters Gate, McCoy, Wake Forest, Longshop, Vicker, Walton, Graysontown, Childress, Rogers, Pilot, and Sugar Grove. Although some of these communities are primarily crossroads, most have had, at one time a commercial district, many have existing historical structures included in the Montgomery County Survey of Historical Sites, and all have been places people identify themselves as “being from.” A few places already have access to limited public water or sewer, such as Alleghany Springs. However, most are not currently served by either.

17. Rural community development is addressed in ENV 2.1.5 Rural Cluster Zoning (pg.139); PNG 4.0 Village and Rural Communities (pg.68); and PNG 4.1.3 Planning for Rural Communities (pg.69).

PLU 1.4.2 Rural Communities Community Design:

- a. New residential development in Rural Communities should be predominately single family residential. Appropriate development densities in Rural Areas should be determined on a case by case basis, depending on existing zoning. In the case of a rezoning, the proposal must demonstrate that development densities will be of an intensity that is similar to or compatible with surrounding existing development.
- b. New development proposed in Rural Communities should be designed to relate to existing community elements and provide logical connections to existing streets, sidewalks and other features. Design elements should include a generally interconnected street network, defined open spaces that serve as exterior rooms, multiple uses within a single building, multiple uses adjacent to one another, building fronts set close to the street, comfortable and safe pedestrian access between sites and along sidewalks, on-street parking, and parking lots and garages located behind buildings.
- c. New structures should be of a scale and type that are consistent with existing structures.
- d. New residential development proposed in Rural Communities should exhibit conservation design principles, to preserve on-site natural, cultural, historic, scenic, open space or environmental resources.

PLU 1.4.3 Rural Communities Community Facilities and Utilities:

- a. Future sewer and water service extensions to Rural Communities will be discouraged except to resolve existing public health threats or to interconnect existing individual systems. (18)

Cross References and Notes:

18. Private and individual sewerage systems are addressed in UTL 1.3 Private Systems (pg.235) and UTL1.4 Individual Systems (pg.235).

- b. With the exception of public parks, recreation facilities, and solid waste collection facilities, Rural Communities will not be a preferred location for new community facilities. However, the County does encourage the maintenance, enhancement and where appropriate, the expansion of existing community facilities that serve a regional need. (19)
- c. Transportation access is via existing collector highways. New development in Rural Communities will be designed to access existing roads. Road improvements may be necessary to ensure safe ingress and egress. Street design must be compatible with the historic character of the local roads, in terms of pavement width, building setbacks, etc. (20)

Cross References and Notes:

19. The placement of park and recreational facilities are discussed in PRC 2.5 Plan Review (pg.207).

20. See TRN 1.3.2 Street Continuation and Connectivity (pg.220) for a discussion of transportation considerations in subdivisions and developments.

PLU 1.5. Residential Transition Areas: Residential Transition Areas are generally defined as stable, low density residential neighborhoods in close proximity to Municipalities and Urban Expansion or areas of higher density residential development outside of Villages, Village Expansion Areas, and Rural Communities, such as major subdivisions and mobile home parks. These areas include undeveloped land that has been previously zoned for residential development. There is limited public sewer and/or water service in some of these areas.

PLU 1.5.1 Residential Transition Area Land Uses:

- a. The predominant and preferred land use in Residential Transition areas is residential. The type of residential developments depends upon the location of the residential transition area and may include single-family detached homes or manufactured home parks.
- b. The County anticipates residential development of infill properties in existing subdivisions and of undeveloped properties with existing residential zoning. Development on in-fill properties should be compatible with adjacent development in terms of scale and density and should provide a seamless transition from existing to new development. (20)
- c. The County should evaluate portions of the Residential Transition areas that have built out at development levels that are lower than what would be permitted by zoning to determine if there is any benefit to rezone these areas to be consistent with actual development.

PLU 1.5.2 Residential Transition Area Community Design:

- a. New development in Residential Transition Areas

Cross References and Notes:

21. As with rural communities, new development will be evaluated on a case-by-case basis. Manufactured Housing developments are addressed in HSG 1.2: Manufactured Housing and Housing Parks (pg.190). Subdivision development is addressed in HSG 1.0 Livable Neighborhoods (pg.189); HSG 1.3 Safe Neighborhoods (pg.190); and TRN 1.3 Subdivisions (pg.220).

shall not exceed 1 dwelling unit per acre, with the exception of developments served by both public water and sewer.

- b. New development proposed in Residential Transition Areas should be clustered, or exhibit other conservation design principles to preserve on-site natural, cultural, historic, scenic, open space, or environmental resources. (22)
- c. New development in Residential Transition Areas should be designed to be compatible with existing neighborhoods and subdivisions.

PLU 1.5.3 Residential Transition Area Facilities and Utilities: (23)

- a. Future sewer and water service extensions to Residential Transition Areas will be discouraged except to resolve existing public health threats or to interconnect existing individual systems or when provided by private developers
- b. With the exception of public parks, recreation facilities, and solid waste collection facilities, Residential Transition Areas will not be a preferred location for new community facilities. However, the County does encourage the maintenance, enhancement and where appropriate, the expansion of existing community facilities that serve a regional need.

Cross References and Notes:

22. The preservation of open space, agricultural lands, and the rural character are discussed in CRS 1.0 Historic Preservation (pg.81); ENV 2.0 Open Space and Natural Resources (pg.137); ENV 3.1.3: Environmental Quality Corridors (pg.141); ENV 3.2.6: Preservation of Natural Landscapes (pg.142); and ENV 3.2.7 Protection of Riparian Features (pg.142).

23. Information on the location public facilities are included in PRC 2.5 Planning Review (pg.207), SFY 1.4 New Development (pg.198), and UTL 1.2 Public Systems (pg.234); and UTL 3.2.1 Consolidated Collection Sites (pg.237).

- c. Transportation improvements in these areas will generally be limited to routine maintenance and enhancements needed to improve public safety. Countywide or regional transportation improvements that may affect Residential Transition Areas should be designed to minimize and/or mitigate potential negative impacts on these areas.

PLU 1.6 Village Expansion Areas: These are "areas of interest" associated with the designated Villages. These are natural expansion areas for the Villages that may potentially be served by future public sewer and water extensions. Preliminary boundaries should be set based on utility service areas, physical and natural features that define the "area of interest" and existing zoning. Local community planning efforts should determine final boundaries.

PLU 1.6.1 Village Expansion Areas Planning Process.

The County will develop a planning process to work jointly with residents of each village and surrounding area to define a specific village expansion boundary and to prepare a village plan to guide future development. Upon completion, each village plan should be adopted as an amendment to the countywide Comprehensive Plan. (24)

PLU 1.6.2 Village and Village Expansion Zoning Amendments. Review and revise the Zoning Ordinance to create mixed use, "traditional neighborhood design" development options that will facilitate compact traditional design of new projects in Villages and Village Expansion areas. (25)

PLU 1.6.3 Village Expansion Area Land Use:

- a. Village Expansion Areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential and employment uses. Village expansion areas are adjacent to existing

Cross References and Notes:

24. Village Planning is addressed in PNG 4.0: Villages and Rural Communities (pg.68); PNG 4.1.1: Livable Communities (pg.68); PNG 4.1.2 Planning for Villages (pg.69); and PNG 4.2: Public Facilities (pg.69).
25. Mixed use and traditional neighborhood design (TND) options are addressed in PLU 3.0 Community Design (pg.50); PNG 4.1.1 Livable Communities (pg.68); HHS 1.0 Livable Communities (pg.175); HSG 1.0 Livable Neighborhoods (pg.189); and HSG 1.3 HSG Safe Neighborhoods (pg.190).

villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core.

- b. A mix of appropriately scaled residential, non-residential and community uses are anticipated in Village Expansion Areas.
- c. Specific land use recommendations will be developed as Village Plans and Village Expansion Area plans are developed and adopted.

PLU 1.6.4 Village Expansion Area Community Design:

- a. From an area wide or large-scale project perspective, gross densities in Village Expansion Areas may range up to 2.0 dwelling units per acre.
- b. Compact development and a range of housing types are encouraged in Village Expansion Areas as long as new development is sensitive to existing village character and design. (26)
- c. Development in Village Expansion Areas should be designed to complement and augment the historic character and development pattern of the adjacent existing village by becoming a natural "extension" of the existing village. New development in the expansion areas should relate closely to the existing village and should be an "organic" continuation of the historic fabric of the village. Design element should include a generally interconnected street network, define open spaces that serve as "exterior rooms," multiple uses within a single building, multiple uses adjacent to one another, building fronts set close to the street, comfortable and safe pedestrian access between sites and along sidewalks, on-street

Cross References and Notes:

26. Compact development and Traditional Neighborhood Designs are addressed in PLU 3.0: Community Design (pg.50); PNG 4.1.1 Livable Communities (pg.68); HHS 2.1: Affordable Housing (pg.175); HSG 1.1: Affordable Housing (pg.189).

parking, and parking lots and garages located behind buildings.

- d. Development in Village Expansion Areas should be designed to preserve critical historic resources. (27)
- e. Development in Village Expansion Areas should be designed to preserve critical natural, open space, scenic landscape resources. (28)
- f. Street design must be compatible with the historic character of the local roads, in terms of pavement width, building setbacks, etc.

PLU 1.6.5 Village Expansion Area Facilities and Utilities:

- a. Extensions of sewer and water lines from existing villages into Village Expansion Areas will be permitted in accordance with the adopted Comprehensive Plan Amendment for each village. (29)
- b. Village Expansion Areas are a preferred location for public investments in community facilities. (30)

Cross References and Notes:

27. Historic preservation is addressed in CRS 1.1: Historic Villages, Districts, and Corridors (pg.81).

28. Environmental and open space preservation is addressed, more specifically, in ENV 2.0: Open Space and Natural Resources (pg.137); ENV 2.2 Public Open Space (pg.137); ENV 3.1.3 Environmental Quality Corridors (pg.141); ENV 3.2.6 Preservation of Natural Landscapes (pg.142); ENV 3.2.7: Protection of Riparian Features (pg.142); and ENV 4.2: Floodplain Programs and Policies (pg.143).

29. Growth boundaries are addressed in ENV 2.1.9: Urban Growth Boundaries--Urban and Village Expansion Areas (pg.140); and UTL 1.2.5: Growth Boundaries (pg.235).

30. The location of public and community facilities is addressed in PNG 3.1.4 Community-Based Schools and Public Facilities (pg.68); PNG 4.0: Villages and Small Communities (pg.68); CRS 2.1.4 Library-Based Community Space (pg.82); CRS 3.1: Cultural Facilities, Programs, and Events (pg.83); EDU 1.2.1: Local and Neighborhood Facilities (pg.116); HHS 2.5 Community Facilities (pg.175); PRC 2.5: Planning Review (pg.207); SFY 1.3 Future Capital Facilities (pg.197); and UTL 3.2.1 Consolidated Collection Sites (pg.237).

- c. Roads serving new development in Village Expansion Areas should be designed to tie into and enhance the existing street network serving the adjacent village. New roads and road improvements and should be designed to accommodate pedestrians as well as motor vehicles, rather than allowing motor vehicles to cause and unsafe and unpleasant pedestrian environment. (31)

PLU 1.7. Villages: These are larger rural communities where limited mixed-use development activity has historically occurred and public utilities are available. They are separate and distinct from each other and from nearby towns. Villages usually have a higher density, identifiable core that includes a mix of residential, business, industrial, and institutional use in a traditional development pattern. Villages have served as, and will continue to serve as, focal points for surrounding rural areas. (32) These include: Belview, Elliston-Lafayette, Plum Creek, Prices Fork, Riner and Shawsville. (33)

PLU 1.7.1 Village Planning Process. The County will develop a planning process to work jointly with residents of each village and the surrounding area to define a specific village expansion boundary and to prepare a village plan to guide future development. Upon completion, each village plan should be adopted as an amendment to the countywide Comprehensive Plan. (34)

Cross References and Notes:

31. Transportation is addressed in TRN 1.3 Subdivisions (pg.220) and TRN 1.4 Connectivity and Access Management (pg.220).

Cross References and Notes:

32. Maintaining current community assets (schools, fire and rescue stations, parks, and collections facilities) and developing new community assets helps maintain both the sense of community within the Villages and strengthens the Villages' role as a focal point for surrounding communities. The importance of community assets is also addressed in PLU 3.0: Community Design (pg.50); PNG 3.1.1 Multi-use of Facilities (pg.67); PNG 3.1.4 Community-Based Schools and Public Facilities (pg.68); PNG 4.0 Villages and Rural Communities (pg.68); PNG 4.2: Public Facilities (pg.69); EDU 1.2.1 Local and Neighborhood Facilities (pg.116); HHS 1.0 Livable Communities (pg.175); HHS 4.2 Emergency Care Facilities (pg.176); HHS 4.3 Emergency Response Facilities and Staff (pg.176); HHS 5.0 Human Services and Facilities (pg.170); PRC 2.1.4 Village Plans (pg.207); SFY 1.3 Future Capital Facilities (pg.197); TRN 3.3 Villages and Transportation Needs (pg.224); and UTL 2.3: Broadband/Fiber-optic Networks (pg.236).

33. In the focused growth approach, Villages and Village Expansion Areas (PLU 1.6), Urban Expansion Areas (PLU 1.7), and Municipalities (Blacksburg and Christiansburg) represent the primary targeted areas for future development. It should be noted, however, that not all types of growth and development are appropriate for all focused growth areas and projects will continue to be evaluated on a case by case basis in accord with the stated land use policies and subsequent village plans.

34. The Village planning process is also addressed in PNG 4.0: Villages and Rural Communities (pg.68).

PLU 1.7.2 Village and Village Expansion Zoning Amendments. The County should review and revise the Zoning Ordinance to create mixed use, "traditional neighborhood" development options (35) that will facilitate compact traditional design of new projects in Villages and Village Expansion areas.

PLU 1.7.3 Village Area Land Use:

- a. Villages should be predominately residential but may include a "downtown" area of business, commercial and institutional uses at densities higher than found in surrounding rural areas. New small-scale business, commercial, and employment uses may be appropriate in villages provided they are small-scale buildings with a pedestrian oriented street front.
- b. New small-scale industrial and employment uses may be appropriate in villages provided they are located adjacent to similar uses and are designed to minimize any negative impact on the existing village through limitations in scale, height, bulk and operations, as well as provision of buffers. (36)
- c. Specific land use recommendations will be developed as Village /Village Expansion Area Plans are developed and adopted. (37)

PLU 1.7.4 Village Area Community Design:

- a. The viability and historic character of existing villages shall be maintained by encouraging

preservation of historic structures and preservation of the historic pattern of developed and undeveloped areas that define the village and its boundaries. (38)

- b. New infill development may be appropriate provided it maintains the compact traditional design of patterns of existing villages and provided development densities are generally consistent with adjacent properties.
- c. A mix of housing types may be appropriate in villages provided new development is compatible in scale and character with existing structures. Alternative housing types such as "granny flats" and live-work units shall be encouraged in villages to expand the range of housing options available to County residents. (39)
- d. New development in the Village Areas shall conform to future Village Plans that will be adopted as part of the County's Comprehensive Plan. Until such specific plans are adopted, all new development within the village shall related closely to the existing, historic fabric of the village. Design elements should include a generally interconnected street network, defined opens spaces that serve as "exterior rooms", multiple uses within a single building, multiple uses adjacent to one another, building fronts set close to the street, comfortable and safe pedestrian access between sites and along sidewalks, on-street parking, and parking lots and garages located behind buildings.
- e. Street design must be compatible with the historic character of the local roads, in terms of pavement width, building setbacks, etc. (40)

Cross References and Notes:

- 35. Additional information and guidelines for community design and traditional neighborhood designs (TND) are addressed in PLU 3.0: Community Design (pg.50).
- 36.Small business development is addressed in CRS 1.3: Historic Preservation and Tourism (pg.82); ECD 4.1.1 Entrepreneurial Economy (pg.102); and ENV 2.1.7 Rural Development Initiatives (pg.139).
- 37. Village planning is also addressed in PNG 4.0. Villages and Rural Communities (pg.68).

Cross References and Notes:

- 38. Historic Preservation is also addressed in CRS 1.1: Historic Villages, Districts, and Corridors (pg.81) and CRS 1.1.3: Villages and Rural Communities (pg.81).
- 39. Compact design and other forms of traditional neighborhood design are addressed in PLU 3.0 Community Design (pg.50).
- 40. Context-sensitive street designs and standards is addressed in TRN1.3.4 (pg.220).

PLU 1.7.5 Village Area Facilities and Utilities:

- a. Villages are served by public sewer and water facilities. The extension of utilities to surrounding areas may be permitted in accordance with individual Village and Village Expansion Plans. (41)
- b. Villages are a preferred location for new community facilities and public investments. Additionally, the County supports the maintenance, enhancement and where appropriate, the expansion of existing community facilities located in villages. (42)
- c. Transportation access to Villages is usually via existing major collector or minor arterial highways, with a network of smaller streets serving the village center. New development in or adjacent to Villages must connect to and reinforce the traditional village road network. (43)
- d. New roads and road improvements within a Village Areas should be designed to accommodate pedestrians as well as motor vehicles, rather than allowing motor vehicles to cause an unsafe and unpleasant pedestrian environment. (44)
- e. Stormwater management plans for new development should consider the impact of the development's storm water on the Village and Village Expansion Area as a whole and provide adequate storm water management facilities which work with the Village's overall stormwater management plan and requirements. (45)

Cross References and Notes:

41. The provision of utilities is also discussed in UTL 1.0 Water and Sewer (pg.234).
42. See footnote 30 (pg. 42) for specific community facility references.
413. Street design standards are discussed in PLU 3.1.1(b) (pg.50). See, also, TRN 1.3.4: Context-Sensitive Street Design (pg.220).
44. Street design standards are discussed in PLU 3.1.1(b) (pg.50). See HSG 1.3: Safe Neighborhoods (pg.190); TRN 1.3.4: Context-Sensitive Street Design (pg.220); and TRN 1.3.5 Pedestrian Transportation Facilities (pg.220).
45. Stormwater Management is addressed in ENV 6.5: Stormwater Management (pg.147); ENV 7.0 Stormwater and Erosion Control (pg.148); and UTL 4.0 Stormwater Management (pg.237).

PLU 1.8 Urban Expansion Areas: These are areas adjacent to the Town of Blacksburg, the Town of Christiansburg and the City of Radford that are planned for a broad range and mix of uses at urban development densities and intensities. Urban Expansion areas are served by or planned for central sewer and water service and will serve as natural expansion areas for uses occurring within town and city boundaries.

PLU 1.8.1 Industrial and Business Location Study:

The County Planning Department should work with the Department of Economic Development to identify locations for new industrial and businesses parks and/or the expansion of existing parks in Urban Expansion Areas. (46)

PLU 1.8.2 Corridor Planning: The County should identify major transportation corridors within Urban Expansion Areas that possess unique potential for residential and non-residential development and initiate a corridor planning process to develop detailed land use policies and design guidelines to guide development in these key corridors. (47)

PLU 1.8.3 Urban Expansion Area Land Use:

- a. Urban Expansion Areas are the preferred location for new residential and non-residential development occurring in unincorporated areas of Montgomery County.

Cross References and Notes:

46. Economic development siting and facility requirements are addressed in ECD 1.3 Future Land Use Requirements (pg.99); ECD 3.0: Location and Land Use (pg.101).
47. The majority of major corridors, in Montgomery County pass through Villages and/or other jurisdictions: 1) US 460/Rt 11 passes through the Villages of Elliston/Lafayette and Shawsville before entering the eastern end of Christiansburg; 2) US 460. passes through Christiansburg, Blacksburg, and Montgomery County; 3) Rt. 114 passes through Belview; 4) Rt. 11 passes through Plum Creek; and Rt.8 passes through Riner. Corridor plans are meant to address development along the stretches of road between the two towns and villages and to work, in tandem, with the comprehensive plans of the two towns and the Village Plans. They are not meant to supersede existing town or village plans.

- b. Urban Expansions Areas will accommodate a full range of residential unit types and densities.
- c. Major employment and commercial uses should be located in Urban Expansion Areas, in proximity to major transportation corridors. The County's major industrial parks located in Urban Expansion Areas should be expanded. (48)

PLU 1.8.4 Urban Expansion Area Community

Design: (49)

- a. From an area wide or large-scale project perspective, gross densities in Urban Expansion Areas may range up to 2.5 dwelling units per acre.
- b. The County will encourage high quality residential and non-residential design in Urban Expansion Areas. The County shall evaluate development proposals in Urban Expansion Areas to ensure that proposed development is compatible with existing communities and uses and is designed to minimize any negative impact on these existing neighborhoods. Such new development should be designed to provide a "seamless" transition from the existing development to the new.
- c. The County will encourage development of planned, mixed use, pedestrian and transit friendly communities in Urban Expansion Areas that would combine office, commercial, residential, recreational uses into a single development, with strong connections between all sites and all uses, especially pedestrian access along the public street network.

- d. The County will encourage the use of development options (cluster, compact, mixed-use, etc.) that make better use of the land concentrating development away from on-site scenic, natural, historic or open space resources. In particular, the County will encourage residential development designs that provide neighborhood scale open space. Such open space elements should not be "left over" areas, but rather should be key, central focal points of the neighborhood, designed as true community spaces that are well defined by the street network and adjacent buildings.
- e. Development in Urban Expansion Areas will be compatible with and complimentary to development within corporate limits.

PLU 1.8.5 Urban Expansion Area Facilities and Utilities:

- a. Urban Expansion Areas are or will be served by public sewer and water service provided by the County or by the towns and the City, by mutual agreement.
- b. Urban Expansion Areas will be the primary focus for public facility investments occurring outside the towns, the City, or the Villages. Urban Expansion Areas will be the preferred location for new community facilities that cannot be located in towns, the City, or the Villages. (50)
- c. Transportation improvements within the Urban Expansion Area will be designed to tie into the existing street network serving the City and the towns. (51)

Cross References and Notes:

48. Economic development siting and land use requirements are addressed in ECD 3.0: Location and Land Use (pg.101).

49. Additional policies governing new development are addressed in PLU 2.0: New Development (pg.48); and guidelines for community design are addressed in PLU 3.0: Community Design (pg.50). See, also, footnote #46 (pg.45).

Cross References and Notes:

50. Public facilities include parks and other recreational facilities (PRC2.0, pg. 207); schools (EDU 1.1, pg.116); solid waste collection facilities (UTL 3.0 pg. 237); health and human service facilities (HHS 4.0, pg. 176, and HHS 5.0, pg 147); fire, rescue, and law enforcement facilities (SFY 1.3, pg.197); public water and sewer facilities (UTL 1.2, pg 234), and other facilities related to the provision of utilities (UTL 2.0, pg 236).

51. See, also, TRN 1.3.2 Street Continuation and Connectivity (pg.220).

PLU 1.8.6 Municipal Coordination/Cooperation.

The County will work with the municipalities (Blacksburg, Christiansburg, Radford) to identify areas of existing development that are accessed by municipal roads, served by municipal utilities and that can best be served by municipal services (law enforcement, trash collection, etc.). Additionally, the County and the municipalities will identify undeveloped areas within the Urban Expansion Area that are likely to have similar characteristics once they are developed. The County will promote the orderly inclusion of such areas into the municipalities through utility agreements and mutually acceptable boundary line adjustments. In turn, the municipalities will use cash proffers or other revenue sharing agreements to insure that new development in such areas pays its “fair share” of the cost of providing county facilities and services associated with new growth. Presently the County cooperates with each municipality in the review of proposed developments located close to municipal boundaries. The County will work with the municipalities to coordinate comprehensive planning for areas located close to municipal boundaries. (52)

1.9 Focused Growth Targets: In order to maintain a balance between urban and rural areas, the County targets 80% or more of future development within the unincorporated areas to occur within the Expansion Areas, Villages, Village Expansion Areas, and the Residential Transition Areas. Conversely, the County targets 20% or less of future development within the unincorporated areas to occur within the Rural Communities, Rural Areas, and the Resource Stewardship Area.

Cross References and Notes:

52. Opportunities for cooperation between Montgomery County, Blacksburg, Christiansburg, and the City of Radford are built into many of the subject specific chapters, including: PNG 1.0 Local and Regional Cooperation (pg.66); CRS 1.1 Historic Villages, Districts, and Corridors (pg.81); ECD 1.1 Montgomery County Regional Indicators Program (pg.99); ECD 2.1.1 Community Technical Education/ Knowledge Capital Task Force (pg.100); ECD 3.3 Downtown Revitalization (pg.101); ENV3.5: Government Cooperation (pg.143); ENV 4.1 Floodplains: Partnership and Regional Cooperation (pg.143); ENV 7.0 Stormwater and Erosion Control (pg.148); HHS 3.0 Regional Cooperation and Collaboration (pg.176); HSG 1.1 Affordable Housing (pg.189); PRC 1.0 Regional Cooperation and Collaboration (pg.206); SFY 1.5 Regional Opportunities (pg.198); TRN 1.2 Metropolitan Planning Organization (pg.219); TRN 3.0 Mass Transit (pg.223); TRN 4.0 Alternative Transportation (pg.224); UTL 1.1 Water and Sewer: Regional Cooperation (pg.234); UTL 2.2: Telecommunications Towers (pg.236); UTL 2.3: Broadband/Fiber-optic Networks (pg.236); UTL 3.1.1 Solid Waste Management: Regional Cooperation (pg.237); and UTL 4.0: Stormwater Management (pg.237).

PLU 2.0 New Development: The County will promote sound fiscal planning and good design principles by applying consistent standards to evaluate the design and impact of proposed development.

PLU 2.1 Criteria for Evaluating Rezoning Applications:

All residential rezoning requests will be evaluated using the following minimum criteria:

- a. *Location.* The property must be located within a Village, Village Expansion Area or Urban Expansion Area, with the exception of Rural Residential zoning.
- b. *Public Utilities.* The applicant must demonstrate that the proposed development will be served by public sewer (preferably both public water and public sewer), and that such service is either currently available or is planned and approved by the County and scheduled for construction to the site within a defined time period consistent with the other provisions of the Comprehensive Plan; with any necessary extensions to be funded by the applicant.
- c. *Road Access.* The property must have adequate and safe road access, with any necessary improvements provided by the applicant. Entrances onto existing public roads must be adequately spaced to provide safe access and maintain adequate capacity of the existing roadway. The applicant must dedicate any right-of-way necessary for future widening of such existing road.
- d. *Public Facilities and Amenities.* The applicant must provide a concept development plan of the entire property, showing future land uses, roads, walkways and trails, open spaces, public facility sites and the like.
- e. *Interparcel Access.* The concept plan must show one or more street connections to all adjoining properties that are not blocked by natural barriers. The applicant must construct these connections at the time such portion of the concept plan is developed. Interparcel access will not be required if the adjacent property is located in a Rural Area or a Rural Stewardship/Conservation area unless such a connection is identified on a Countywide or regional transportation plan.
- f. *Pedestrian Access.* The rezoning proposal must include

provisions for pedestrian mobility within the site and safe and convenient connections for pedestrian traffic to adjacent sites and adjacent public roadways and trails.

- g. *Buffers.* Landscaped buffers must be provided at all edges of the site that abut existing or planned uses of lower intensities.

PLU 2.2. Proffer Guidelines: The County will work with the development community to develop a framework for proffer guidelines to be used in the evaluation of rezoning applications.

PLU 2.2.1 Proffer Guideline Principles: The County will consider the following principles in evaluating and developing capital facility proffer guidelines to be used in conjunction with conditional zoning (rezoning) applications:

- a. *Percentage of Capital Costs:* Proffers for public facilities and amenities will be encouraged for each residential rezoning, and are expected to have a total value that is sufficient to represent a significant "down payment" on the cost of the various capital facilities that will be constructed to serve the new residents.
- b. *Calculation of Capital Costs:* At the County's discretion, residential capital facility costs may be estimated on the basis of capital costs for the average unit overall, or on the basis of costs per unit type, differentiating between detached, attached, manufactured ("mobile") and multi-family units. School costs may also be estimated separately.
- c. *Direct Public Benefit:* To qualify as a capital facility proffer the land, facility or fund must be dedicated or deeded to the County or to another regional, state or federal agency which will ensure that it is used for the benefit of County citizens at large and must have a measurable value that can be quantified.
- d. *Capital Facilities Proffer Principles:* To ensure that the proffer process is reasonable, effective and manageable, any proffer guidelines development by

the County should be based on the following principles:

- i. *Consistency of content.* Proffers should be negotiated and accepted on a consistent basis from one project to another. Uniform standards for capital facilities, based upon the Comprehensive Plan and CIP should be followed in determining appropriate proffers for a particular project.
- ii. *Consistency of format.* The County should develop a consistent format for proffer statements with consistent style and terminology so that proffers are comparable.
- iii. *Rational Nexus.* All proffers should have a direct and rational relationship to needs created by the project itself. To the maximum extent feasible, proffers should be built or otherwise allocated so as to directly benefit the particular project.
- iv. *Coordination.* Proffers from neighboring or adjacent developments should be coordinated to the maximum extent possible in order to ensure compatibility and consistency, and to avoid redundancy and conflict.
- e. *Transportation Proffers:* Proffers for roads and road improvements are considered a separate item, not included within the guideline due to the States responsibility for public roads. Road proffers should be based upon the specific needs of the site and its surrounding road network.
- f. *Types of Capital Facilities Proffers:* The County's proffer guidelines should be comprehensive and may include the following types of proffers as appropriate and as permitted by State law:
 - i. Dedication of land for public facilities;

ii. Cash contributions for capital facilities; and

iii. Construction of public facilities.

g. *Other Types of Proffers:* The County proffer guidelines should also allow for a variety of other types of proffers that will enhance the quality of development in the County including:

- i. Reservation of sites for private, non-profit community facilities;
- ii. Phasing of development
- iii. Impact mitigation;
- iv. Preservation of special environmental, natural, open space or historic features; and
- v. Special design criteria and features.

PLU 2.3 Critical Features: All development requests will be evaluated with respect to their impact on the critical, sensitive, special, and historical resources delineated on the Critical Features Map.

PLU 2.4 2232 Review Policy: Develop a policy for the review by the county, in accordance with Section 15.2-2232 of the Code of Virginia, of proposed new community facilities and expansion of existing community facilities. Such construction and expansions require careful consideration by local decision makers to assure that the needs and interests of the community are fulfilled in the most appropriate manner. The policy should include (1) a definition of public facility, (2) a list of what types of facilities are exempt from 2232 review, (3) application requirements for agencies and individuals submitting projects/proposals subject to 2232 applications, and (4) an outline of how the County will process 2232 applications, including how administrative determinations will be made regarding features shown.

PLU Goal 3.0 Community Design: To maintain and enhance quality of life, the County will promote design principles for new development that are based on the traditional development patterns that created many treasured communities in Montgomery County.

PLU 3.1 Traditional Neighborhood Design: The County will develop traditional residential development options to be included in the County's Zoning Ordinance.

PLU 3.1.1 Traditional Neighborhood Design Zoning Ordinance Amendments: The County will develop zoning districts based on the following key principles of Traditional Neighborhood Developments:

a. Organization and Structure:

- i. The organizing framework of a TND is an area of land that constitutes a five minute walk, or a circle of about one-quarter mile radius (about 150 acres). Commercial and higher density residential uses should be focused within such a core area.
- ii. The neighborhood has a discernible center, often a square or a green, a busy or memorable street corner, and/or a prominent civic building (a transit stop can be located at this center). The center may be surrounded by a mixed-use retail/office core area.
- iii. Most of the dwellings are within a five-minute walk of the neighborhood center, an average of roughly 1,500 feet, producing a total area of approximately 150 acres.
- iv. Small playgrounds or "pocket parks" are located within 500 feet of every dwelling.
- v. To the extent possible, an elementary school is close enough so that most children can walk from their home.

- vi. Development is located in environmentally suitable areas, designed to preserve important environmental and cultural resources reinforced through a system of parks and public and institutional uses and, a formal neighborhood governance association to decide and/or advise on matters of maintenance, security and physical change (taxation remains the responsibility of the County).

b. Streets

- i. The neighborhood is served by many transportation modes, including motor vehicle, pedestrian, bicycle and transit; motor vehicles and parking lots do not dominate.
- ii. The neighborhood's streets form a connected network, providing a variety of pedestrian and vehicular routes to any destination, which disperses traffic. (The streets are laid out generally in a "grid" pattern, forming blocks of about 1,200 feet in perimeter length each). Cul-de-sacs should be avoided; small "eyebrows" (short road loops with just a few houses) protruding from the main street should be used instead.
- iii. The circulation network includes streets, alleys, sidewalks and paths.
- iv. The streets are relatively narrow and shaded by rows of trees, often with on-street parking, which slows traffic, creating an environment suitable for pedestrians and bicycles.
- v. Buildings in the neighborhood center are placed close to the street, creating a feeling of "human scale" and a strong sense of place.
- vi. Parking lots and garage doors rarely front the street; parking is at the rear of buildings, usually

accessed by alleyways.

- vii. Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings that provide sites for community meetings, education, religious or cultural activities.

c. Land Uses

- i. The neighborhood has a mix of uses so that residents have opportunities to live, recreate, learn, worship, and even work and shop in their neighborhood

- ii. There is a variety of dwelling types, densities and costs - single family houses, townhouses, apartments and accessory units -- for all kinds of people, including younger, older, singles, families, lower income, upper income, etc.

- iii. There are a variety of shops and offices at the core or the edge of the neighborhood to supply the weekly needs of a household.

- iv. A small ancillary building is permitted within the backyard of each house, which may be used as a rental unit, an "in-law" suite, or place to work (e.g. office or craft workshop).
-